

IN RE: PETITION FOR VARIANCE
SE/S Jarrettsville Pike, 515' S of its
Intersection w/Paper Mill Road and
Sweet Air Road
(14227 Jarrettsville Pike)
10th Election District
6th Councilmanic District

Wanda Schneider, Legal Owner;
Anne J. Walker, Contract Lessee

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-315-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Wanda Schneider, and the Contract Lessee, Anne J. Walker. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 259.3.C.1.A to permit a gross ground floor area of 7,450 sq.ft. in lieu of the maximum allowed 6,600 sq.ft. for an existing building; 2) from Section 259.3.C.2.B to permit side and rear yard setbacks to be less than the minimum required 15 feet as follows: a side yard setback of 5 feet for Building "A", a side yard setback of 10 feet for Building "C", a rear yard setback of 12 feet for Building "E", a side yard setback of 2.5 feet for Building "G", and a rear yard setback of 10 feet for Building "T"; 3) from Section 259.3.C.3.A to permit a landscape buffer of as little as 0 feet in lieu of the required landscaped front, side and rear setback areas; 4) from Section 259.3.C.3.B to allow 0% impervious pervious surface in the parking lot in lieu of the minimum required 7%; 5) from Section 259.3.C.7.B to permit an existing freestanding, non-illuminated, double-faced wood sign of 131.7 sq.ft. total in lieu of the maximum allowed 25 sq.ft. per side (50 sq.ft. total); and, 6) from Section 409 to allow 40 parking spaces in lieu of the required 42 spaces. The subject property and relief requested are more particularly shown on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

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Date

By

Appearing at the requisite public hearing held for this case were Anne J. Walker, Contract Lessee, and J. Finley Ransone, Registered Land Surveyor who prepared the site plan of this property. There were no Protestants or other interested persons present.

An examination of the site plan discloses that the subject property is an irregular shaped parcel with frontage on Jarrettsville Pike, not far from the well known "Four Corners" intersection in Jacksonville. The property consists of a gross area of 1.771 acres, zoned B.M.-C.R., and is improved with a series of buildings, shown on the site plan as Buildings "A" through "I", which house a variety of businesses including retail sales, a nursery, a dog grooming establishment, and a fast food/carry-out restaurant. In addition to the buildings, much of the site is improved with a macadam-paved parking lot. Vehicular access to the site is by way of an entrance off of Jarrettsville Pike in the front and from the rear of the site through the Manor Shopping Center.

As noted above, the site is located just south of the Four Corners intersection, which is created by the convergence of Jarrettsville Pike, Paper Mill Road, and Sweet Air Road. This "downtown" area of Jacksonville is largely comprised of commercial uses. As noted above, the property is located immediately adjacent to a large property used as the Manor Shopping Center. On the other side of the property is a bank. In addition, a gasoline station, office building, and Royal Farms convenience store are located across the street.

Apparently the uses on the property have evolved over the years. Following the hearing, I conducted a site visit to the property and examined the buildings, parking lot, and uses thereon. The front portion of the site contains a building, designated as Building "B", which is used as a fast food/carry-out restaurant. The rear of the site is largely comprised of a series of buildings which are used in connection with the business known as the Sweet Air Nursery. These include a greenhouse (Building "E") and a retail sales office (Building "F"). Other uses on the site include a dog grooming operation (Building "A") and an antique shop (Building "I").

As noted above, a series of variances are being requested. One such variance requests approval to allow a gross ground floor area of 7,450 sq.ft. in lieu of the maximum allowed 6,600 sq.ft. Moreover, a series of variances are requested for side and rear setbacks for five of the

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Date 8/11/09
By [Signature]

buildings and to allow no landscaping. Variance relief is also requested for existing parking and to allow an existing freestanding enterprise sign.

The relief requested was brought about by virtue of a zoning violation notice the Petitioner received for an addition to one of the existing structures. Specifically, the Owner/Petitioner applied for a building permit to construct an addition to the retail sales building to provide storage space. Subsequent to the construction of this addition, a Code Enforcement Inspector determined that the addition was not in compliance with the size and scope represented on the building permit application. Thus, as a result of further inspection of the property, the Owner/Petitioner was advised to file the instant Petition to legitimize existing conditions.

The uniqueness of this property is as a result of its unusual shape and the piecemeal method by which it has been developed. Although the business uses carried out on the property are different, they appear to be compatible and appropriate for the surrounding locale. Moreover, the request for variance relief from the landscaping requirements, both for the setback areas and within the parking lot, appears appropriate due to the fact that the primary tenant is the Sweet Air Nursery. During the time of my site visit, a large amount of nursery stock was outside of the buildings, and this retail stock buffers much of the use. Moreover, the surrounding properties are business uses and the shopping center in particular contains a large macadam parking lot.

Based upon the testimony and evidence presented, I am persuaded to grant the variances which have been requested. The variances to ground floor area limitations, side and rear yard setback requirements, as well as landscaping, for both those setback areas and the parking lot, shall be approved. Moreover, sufficient parking appears to exist to allow a variance of two spaces, so as to permit 40 parking spaces in lieu of the required 42. As to signage, the existing wood sign which faces Jarrettsville Pike appears appropriate. It advertises the different tenants on the site and is not out of character with other signs in the area. However, in approving the variances, I will add certain requirements and restrictions as conditions precedent to the granting of the relief.

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In this regard, a series of conditions were offered within the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated March 15, 1999, which will be addressed hereinafter.

The first comment suggests that the property owner be required to repair and resurface the existing macadam parking surface. Indeed, I observed during my site inspection of the property that the surface is in need of repair and contains a number of holes and cracks. The B.C.Z.R. does require that a durable and dustless surface be provided and maintained in good condition. Thus, as a condition precedent to the grant of variance relief, I will require that the Petitioner repair this surface. Its present condition surely warrants the imposition of this condition.

The second condition suggested by the Office of Planning relates to signage. The Office of Planning indicates in its written comment that there are two freestanding signs on the front of the property. I carefully inspected the property during my site visit and concluded that there is but one sign present. That sign, for which relief has been requested, appears appropriate. Thus, I decline to incorporate Planning's comment that one sign be removed in that there is but one sign at the present time.

The third comment from the Office of Planning recommends that all trash receptacles be enclosed, and debris be removed from the premises. Indeed, there were two large dumpsters sitting in the parking lot during my visit and the property is not particularly well-kept. I will therefore incorporate as a condition precedent to the relief granted that the property owner enclose the trash dumpsters, and will leave it to the Code Enforcement Division of the Department of Permits and Development Management (DPDM) to insure that the property is properly maintained.

Fourth, the Office of Planning suggests that sidewalks be installed along the frontage of the property. The Planning Office indicated that the Jacksonville Community Plan recommends sidewalks in the commercial center and noted that sidewalk exists on both adjacent properties. Indeed there is a sidewalk on the Manor Shopping Center and bank properties. The only complication with this issue is the location of the restaurant building and an outdoor seating area between that structure and Jarrettsville Pike. This limits the amount of area that a sidewalk can be

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built; however, there appears to be sufficient room. As a required upgrade to the property, I will mandate that sidewalks be installed.

Fifth, the Office of Planning suggests a prohibition on the display of used cars for sale on the property. In that none of the businesses identified at the hearing, nor apparent during my site visit, sell motor vehicles, I will incorporate this condition as well.

Certainly, the imposition of these conditions may cause some burden on the property owner. However, the variances that are being requested are many in number and the site is a large property which supports a number of uses. In my judgment, the Owner/Petitioner should be required to make the financial commitment necessary to insure that this property continues to be well-maintained and appropriate for the area. Thus, as a condition precedent to the relief granted, I will impose the above-referenced comments as restrictions thereto.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore county this 11th day of August, 1999 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 259.3.C.1.A to permit a gross ground floor area of 7,450 sq.ft. in lieu of the maximum allowed 6,600 sq.ft. for an existing building; 2) from Section 259.3.C.2.B to permit side and rear yard setbacks to be less than the minimum required 15 feet as follows: a side yard setback of 5 feet for Building "A", a side yard setback of 10 feet for Building "C", a rear yard setback of 12 feet for Building "E", a side yard setback of 2.5 feet for Building "G", and a rear yard setback of 0 feet for Building "I"; 3) from Section 259.3.C.3.A to permit a landscape buffer of as little as 0 feet in lieu of the required landscaped front, side and rear setback areas; 4) from Section 259.3.C.3.B to allow 0% impervious pervious surface in the parking lot in lieu of the minimum required 7%; 5) from Section 259.3.C.7.B to permit an existing freestanding, non-illuminated, double-faced wood sign of 131.7 sq.ft. total in lieu of the maximum allowed 25 sq.ft. per side (50 sq.ft. total); and, 6) from Section

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By

409 to allow 40 parking spaces in lieu of the required 42 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following terms and conditions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The existing macadam parking lot shall be repaired and resurfaced.
- 3) The two dumpsters shall be properly enclosed and all trash and debris removed from the premises.
- 4) Sidewalk shall be installed along the front portion of the site along Jarrettsville Pike.
- 5) The display of used vehicles for sale is prohibited and shall cease immediately.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/1/09
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 11, 1999

Ms. Wanda Schneider
15334 Monkton Road
Monkton, Maryland 21111

RE: PETITION FOR VARIANCE
SE/S Jarrettsville Pike, 515' S of Paper Mill Road/Sweet Air Road
(14227 Jarrettsville Pike)
10th Election District -- 6th Councilmanic District
Wanda Schneider, Owner; Anne J. Walker, Contract Lessee - Petitioners
Case No. 99-315-A

Dear Ms. Schneider:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Anne J. Walker
14227 Jarrettsville Pike, Phoenix, Md. 21131

Mr. J. Finley Ransone
P.O. Box 10160, Towson, Md. 21285-0160

Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14227 JARRETTVILLE PIKE

which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHMENT A

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT B

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Ann J Walker
Name - Type or Print
Ann J. Walker
Signature
14227 JARRETTVILLE PIKE 410-667-8423
Address Telephone No.
PHOENIX MD 21131
City State Zip Code

Legal Owner(s):

Linda Schneider
Name - Type or Print
Linda Schneider
Signature

Name - Type or Print

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

State Zip Code

15334 MONKTON RD 410-771-4385
Address Telephone No.
MONKTON MD 21111
City State Zip Code

Representative to be Contacted:

J FINLEY RANSOME
Name
PO Box 10160 410-666-7448
Address Telephone No.
TOWSON MD 21285-0160
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 2-16-99

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Case No. 99-315-A

Date 2/15/98
By

ZONING VARIANCE PETITION
SWEET AIR NURSERY
14227 JARRETTVILLE PIKE
10TH ELECTION, DISTRICT BALTIMORE COUNTY

ATTACHMENT "A"

VARIANCE FROM SECTION 259.3.C.1 A : "THE GROSS FLOOR AREA FOR ALL BUILDINGS ON A LOT SHALL NOT EXCEED 8,800 SQUARE FEET, OF WHICH NO MORE THAN 6,600 SQUARE FEET SHALL BE ON THE GROUND FLOOR" AND ALLOW FOR THE EXISTING 7,450 SQUARE FEET OF GROSS FLOOR AREA ON THE GROUND FLOOR. *in lieu of the maximum 6,600 sq. ft. permitted*

VARIANCE FROM SECTION 259.3.C.2.B : "THE REAR AND SIDE YARD SETBACKS SHALL BE NOT LESS THAN 15 FEET" AND ALLOW FOR THE FOLLOWING EXISTING SETBACK CONDITIONS IN LIEU OF THE REQUIRED MINIMUM:

1. FOR EXISTING BUILDING "A" - A MINIMUM SIDE YARD OF 5 FEET IN LIEU OF THE REQUIRED 15 FEET.
2. FOR EXISTING BUILDING "C" - A MINIMUM SIDE YARD OF 10 FEET IN LIEU OF THE REQUIRED 15 FEET.
3. FOR EXISTING BUILDING "E" - A MINIMUM REAR YARD OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET.
4. FOR EXISTING BUILDING "G" - A MINIMUM SIDE YARD OF 2.5 FEET IN LIEU OF THE REQUIRED 15 FEET.
5. FOR EXISTING BUILDING "I" - A MINIMUM REAR YARD OF 10 FEET IN LIEU OF THE REQUIRED 15 FEET.

VARIANCE FROM SECTION 259.3.C.3.A : "THE ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACKS SHALL BE LANDSCAPED..." AND ALLOW FOR THE CONTINUANCE OF THE EXISTING SITE CONDITIONS WITH AS LITTLE AS "0" FEET LANDSCAPE BUFFER. *in lieu of the required landscaped front, side + rear setbacks*

VARIANCE FROM SECTION 259.3.C.3.B : "A MINIMUM OF 7% OF THE PARKING LOT SHALL BE PERVIOUS SURFACE WITH A MINIMUM OF ONE TREE PER EIGHT PARKING SPACES PROVIDED" AND ALLOW FOR CONTINUANCE OF THE EXISTING SITE CONDITIONS WITH "0" (NO) % OF PERVIOUS SURFACE IN THE PARKING LOT. *in lieu of the 7% required*

VARIANCE FROM SECTION 259.3.C.7.B : "ONLY ONE FREESTANDING ENTERPRISE SIGN WITH A SURFACE AREA OF NO MORE THAN 25 SQUARE FEET PER SIDE IS PERMITTED" AND ALLOW FOR THE CONTINUANCE OF THE NON CONFORMING USE OF THE EXISTING FREE STANDING NON ILLUMINATED DOUBLE FACED WOOD SIGN WITH A TOTAL SURFACE AREA OF 131.7 SQUARE FEET. *in lieu of the maximum 25 sq ft per side permitted*

VARIANCE FROM THE PARKING REGULATION TO ALLOW FOR THE EXISTING 40 SPACES IN LIEU OF THE REQUIRED 42 SPACES.

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Date

BY

315

**ZONING VARIANCE PETITION
SWEET AIR NURSERY
14227 JARRETTVILLE PIKE
10TH ELECTION DISTRICT BALTIMORE COUNTY**

**ATTACHMENT "B"
REASONS**

MANY OF THE EXISTING BUILDINGS ON THIS SITE HAVE BEEN SALVAGED FROM VARIOUS FARMS FROM THE COUNTY. THESE BUILDINGS WERE CAREFULLY DISMANTELED AND BROUGHT TO THE PROPERTY AND RECONSTRUCTED UNDER VARIOUS PERMITS AS LISTED ON THE ATTACHED SITE PLAN. ALL OF THE BUILDINGS HAVE CONCRTE FOOTINGS, THE FOUNDATIONS ARE CONSTRUCTED FROM NATIVE FIELDSTONE OR BRICK AND THE UPPER PORTIONS OF THE BUILDINGS ARE EITHER LOG OR WOOD SIDING OVER POST AND BEAM FRAMING. THE RESULT GIVES THE APPEARANCE OF AN OLD COUNTRY VILLAGE.

BUILDINGS A,C,E AND G WERE CONSTRUCTED UNDER PERMITS ISSUED PRIOR TO THE COUNTY COUNCIL PLACING THE "CR" DISTRICT DESIGNATION TO THIS SITE. AT THE TIME THESE PERMITS WERE ISSUED THE REQUIRED SIDE AND REAR YARD SETBACKS WERE 0 FEET.

BUILDING I WAS ENLARGED AFTER CONSTRUCTION UNDER PERMIT B-290626 BEGAN. DURING THE INSPECTION PROCESS THE BUILDER WAS REQUIRED TO OBTAIN A NEW PERMIT BASED ON THE ENLARGED BUILDING. IN OBTAINING THE NEW PERMIT FOR BUILDING I IT WAS DISCOVERED THAT BUILDING I WAS TOO CLOSE TO THE REAR PROPERTY LINE, AND IN VIOLATION OF THE MINIMUM 15 FEET SETBACK REQUIREMENT.

TO MOVE THESE BUILDINGS WOULD IMPOSE A GREAT FINANCIAL HARDSHIP ON THE OWNER AND CAUSE ONE OR MORE OF THE STRUCTURES TO BE ELIMINATED BECAUSE THE RELOCATED BUILDINGS WOULD INTERFEAR WITH THE EXISTING PARKING AND OTHER SITE IMPROVEMENTS.

THE CR DISTRICT LANDSCAPE REQUIREMENTS WOULD RESULT IN THE LOSS OF APPROXIMATLY 40 % OF THE EXISTING AREA CURRENTLY BEING USED FOR THE OUTSIDE DISPLAY AND STORAGE OF TREES AND SHRUBS SOLD BY THE NURSERY. THE SITE IS CURRENTLY LANDSCAPED AS INDICATED ON THE SITE PLAN. THERE ARE 55 TREES PERMANANTLY PLANTED ON SITE AND ALONG THE PERIMETER OF THE PROPERTY. A POND AREA SURROUNDED WITH A STONE WALL, SHRUBS, SEASONAL FLOWERS AND ORNAMENTAL TREES ENHANCES THE FRONT ENTRANCE TO THE SITE. THE LOSS OF THE DISPLAY AREA TO ADDITIONAL PERMANENT LANDSCAPING WOULD ESSENTIALLY SHUT DOWN THE NURSERY OPERATION.

THE EXISTING SIGN WAS ORIGINALLY ERECTED IN JUNE OF 1966 AT WHICH TIME MARSDEN CHEVEROLET OF TOWSON WAS THE TENNANT AND SOLD CAMPERS AND ACCESSORIES FROM THE SITE. THE SIGN HAS BEEN REFACED TO ACCOMADATE OTHER TENNENTS OCCUPYING THE PROPERTY OVER THE PAST 33 YEARS.

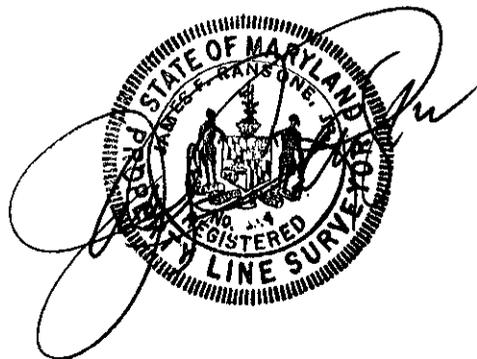
THE EXISTING 40 PARKING SPACES HAVE NEVER BEEN MORE THAN 50% OCCUPIED AT ANY GIVEN TIME. THE CURRENT PARKING LAYOUT COULD BE REDISIGNED TO ADD THE ADDITIONAL PARKING SPACES REQUIRED UNDER THE CURRENT REGULATIONS. THIS WOULD RESULT IN MOVING THE CONCRETE CURB STOPS, AND ADDITIONAL SITE PLANNING AND DESIGN COSTS. FURTHERMORE BUILDINGS "D" & "G" ARE USED FOR THE STORAGE OF TOOLS AND EQUIPMENT FOR THE OPERATION OF THE NURSERY BUSINESS AND 50% OF BUILDING "C" IS USED FOR STORAGE ALSO. THIS STORAGE USE WOULD RESULT IN A REDUCTION OF 1,520 SQUARE FEET OF FLOOR AREA FROM THE PARKING CALCULATIONS AND REDUCE THE REQUIRED PARKING TO 35 SPACES.

ORDER RECEIVED FOR PUBLIC
Date 8/11/09
By [Signature]

**ZONING DESCRIPTION
SWEET AIR NURSERY
14227 JARRETTSVILLE PIKE
10TH ELECTION, DISTRICT BALTIMORE COUNTY**

BEGINNING AT A POINT IN THE CENTER OF JARRETTSVILLE PIKE, MARYLAND STATE ROUTE 146, SAID POINT BEING DISTANT SOUTHERLY 515 FEET FROM THE INTERSECTION OF THE CENTER OF SAID JARRETTSVILLE PIKE, SWEET AIR ROAD AND PAPER MILL ROAD; THENCE BINDING ON THE CENTER OF JARRETTSVILLE PIKE, AND BINDING ON THE OUTLINES OF THE PROPERTY OF THE PETITIONERS HEREIN, SOUTH 15 DEGREES 55 MINUTES 40 SECONDS WEST 200.87 FEET, THENCE LEAVING SAID ROAD, SOUTH 74 DEGREES 04 MINUTES 20 SECONDS EAST 400.00 FEET, THENCE, NORTH 15 DEGREES 55 MINUTES 40 SECONDS EAST 87.02 FEET, THENCE, NORTH 32 DEGREES 20 MINUTES 20 SECONDS WEST 171.04 FEET AND THENCE NORTH 74 DEGREES 04 MINUTES 20 SECONDS WEST 273.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.771 ACRES OF LAND MORE OR LESS.



315
99.315-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-315-A
14227 Jarrettsville Pike
E/S Jarrettsville Pike, 616' SW of Paper Mill/Sweet Air Roads
10th Election District -- 6th Councilmanic District
Legal Owner(s): Wanda Schmelder
Lessee: Ann J. Walker

Variance: to permit existing 7,450 square feet of gross floor area on the ground floor in lieu of the permitted maximum 6,800 square feet; to permit a minimum side yard of 5 feet (for Building "A") in lieu of the required 15 feet; to permit a minimum side yard of 10 feet (for Building "C") in lieu of the required 15 feet; to permit a minimum rear yard of 12 feet (for Building "E") in lieu of the required 15 feet; to permit a minimum side yard of 2.5 feet (for Building "G") in lieu of the required 15 feet; to permit a minimum rear yard of 10 feet (for Building "I") in lieu of the required 15 feet; to permit a zero foot landscape buffer in lieu of the required landscaped front, side and rear setbacks; to permit zero percent pervious surface in the parking lot in lieu of the 7% required; to permit a free-standing non-illuminated double-face wood sign with a total surface area of 131.7 square feet in lieu of the permitted maximum 25 square feet per side; and to permit 40 spaces in lieu of the required 42 spaces.

Hearing: Friday, April 2, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing; Contact the Zoning Review Office at (410) 887-3391.

3/273 March-18

C297882

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/18/, 1999

THE JEFFERSONIAN,



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

99-315-A

No. 063772

DATE 2/16/99 ACCOUNT R-001-C-150

AMOUNT \$ 250⁰⁰

RECEIVED FROM: Sweet Air Nurse

FOR: COMMERCIAL UNIFORMS

PAID RECEIPT
PROCESS ACTUAL TIME
2/16/1999 2/16/1999 09:43:02
REF US03 CASHIER PUN'S PEN DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 075177
CR NO. 063772
250.00 CHECK
Baltimore County, Maryland

99-315-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

S.D.7

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-315-A

Petitioner/Developer: A. WALKER, ETAL

J. F. RANSOME, L.S.

Date of Hearing/Closing: 4/2/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #14227 JARRETTSVILLE PIKE

The sign(s) were posted on

3/18/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/22/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

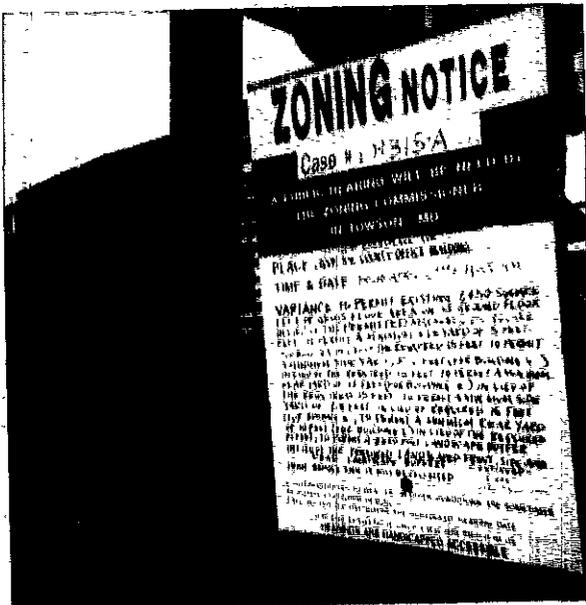
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-315-A

SWEET #14227 JARRETTSVILLE
AIR NURSERY PIKE
C/O ANNE J. WALKER #423 H-4/2/99
AIR NURSERY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 2, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-315-A
14227 Jarrettsville Pike
E/S Jarrettsville Pike, 515' SW of Paper Mill/Sweet Air Roads
10th Election District – 6th Councilmanic District
Legal Owner: Wanda Schneider
Lessee: Ann J. Walker

Variance to permit existing 7,450 square feet of gross floor area on the ground floor in lieu of the permitted maximum 6,600 square feet; to permit a minimum side yard of 5 feet (for Building "A") in lieu of the required 15 feet; to permit a minimum side yard of 10 feet (for Building "C") in lieu of the required 15 feet; to permit a minimum rear yard of 12 feet (for Building "E") in lieu of the required 15 feet; to permit a minimum side yard of 2.5 feet (for Building "G") in lieu of the required 15 feet; to permit a minimum rear yard of 10 feet (for Building "I") in lieu of the required 15 feet; to permit a zero foot landscape buffer in lieu of the required landscaped front, side and rear setbacks; to permit zero percent pervious surface in the parking lot in lieu of the 7% required; to permit a free-standing non-illuminated double-face wood sign with a total surface area of 131.7 square feet in lieu of the permitted maximum 25 square feet per side; and to permit 40 spaces in lieu of the required 42 spaces.

HEARING: Friday, April 2, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Arnold Jablan, Director

c: Wanda Schneider
Ann J. Walker
J. Finley Ransone

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 18, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
March 18, 1999 Issue – Jeffersonian

Please forward billing to:

Mrs. Ann J. Walker 410-667-8423
14227 Jarrettsville Pike
Phoenix, MD 21131

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-315-A
14227 Jarrettsville Pike
E/S Jarrettsville Pike, 515' SW of Paper Mill/Sweet Air Roads
10th Election District – 6th Councilmanic District
Legal Owner: Wanda Schneider
Lessee: Ann J. Walker

Variance to permit existing 7,450 square feet of gross floor area on the ground floor in lieu of the permitted maximum 6,600 square feet; to permit a minimum side yard of 5 feet (for Building "A") in lieu of the required 15 feet; to permit a minimum side yard of 10 feet (for Building "C") in lieu of the required 15 feet; to permit a minimum rear yard of 12 feet (for Building "E") in lieu of the required 15 feet; to permit a minimum side yard of 2.5 feet (for Building "G") in lieu of the required 15 feet; to permit a minimum rear yard of 10 feet (for Building "I") in lieu of the required 15 feet; to permit a zero foot landscape buffer in lieu of the required landscaped front, side and rear setbacks; to permit zero percent pervious surface in the parking lot in lieu of the 7% required; to permit a free-standing non-illuminated double-face wood sign with a total surface area of 131.7 square feet in lieu of the permitted maximum 25 square feet per side; and to permit 40 spaces in lieu of the required 42 spaces.

HEARING: Friday, April 2, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-315-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: ^{A.} TOP PERMITS. SIDE SETBACKS OF 2.5 FT. SIDE 10 FT. & 12 FT. (EXISTING)
^{B.} IN LIEU OF 15 FT. GROSS FLOOR AREA ON 1ST FLOOR OF 7456 SQ FT. (EXISTING) IN LIEU
^{C.} OF 6600 SQ FT. POINTS OF 0" FT. SETBACKS (EXISTING) IN LIEU OF 15 FT.
^{D.} 0% PERVIOUS PARKING LOT SURFACE IN LIEU OF 7% (EXISTING) EXISTING
^{E.} FREE STANDING SIGN OF 65.9 SQ FT/SIDE IN LIEU OF 25 SQ FT/SIDE (EXISTING)
\$ F. 40 PARKING SPACES IN LIEU OF THE REQUIRED 42 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1999

Mr. J. Finley Ransone
P. O. Box 10160
Towson, MD 21285-0160

RE: Case No.: 99-315-A
Petitioner: Ann J. Walker
Location: 14227 Jarrettsville Pike

Dear Mr. Ransone:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 16, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 1, 1999
 Item No. 315

The Bureau of Development Plans Review has reviewed the subject zoning item. Jarrettsville Pike (Maryland Route 146) is a State road. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Jarrettsville Pike is an existing road which shall ultimately be improved as a 48-foot street cross section on an 80-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE0301.315



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315, 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

3/16/99
CF
WCR

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 15, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 14227 Jarrettsville Pike

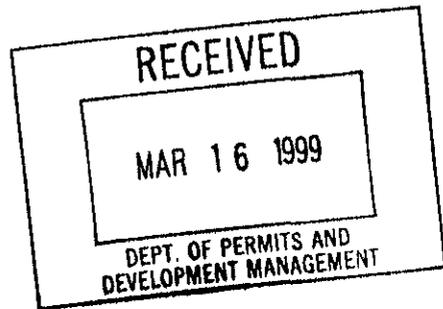
INFORMATION:

Item Number: 315

Petitioner: Ann J. Walker

Zoning: BM-CR

Requested Action: Variance



SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and analysis conducted, the Office of Planning offers the following comment:

A copy of the November 5, 1998 Draft Jacksonville Community Plan is attached for the hearing officer for information purposes. The subject property is located in the Jacksonville Rural Commercial/Business Center (see Map 7 in Appendix E).

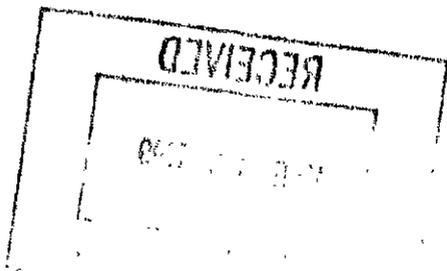
Should the variances be granted, the conditions noted in the following comments should be imposed:

1. There are several holes and large cracks in the existing macadam surface. All areas of the macadam surface in poor condition should be resurfaced. The BCZR require that a durable and dustless surface be provided and maintained in good condition at all times. See the definition for Durable and Dustless Surface in Section 101.
2. There are two, large freestanding business signs on the subject property along Jarrettsville Pike, but the petitioner's plat only shows one sign. The freestanding sign for the Charcoal Grill of Jacksonville is not shown on the plat. Any signs, which

have not been lawfully established, should be removed and any new signs should comply with the current sign regulations. In any event, the two existing freestanding business signs are excessive. The need for streetscape beautification is a major issue in the Jacksonville Rural Commercial Center. This issue is documented in the Draft Jacksonville Community Plan (see pages 20 to 29). At a minimum, one of the freestanding business signs should be removed and the other sign should be reduced in size so that it is no larger than 50 square feet per face. The petitioner's plat should be revised accordingly.

3. All unenclosed trash and debris should be removed from the premises.
4. There is no sidewalk along the Jarrettsville Pike frontage of the subject property. The adjacent properties to the north and to the south have sidewalks. The Draft Jacksonville Community Plan recommends that sidewalks be provided along Jarrettsville Pike in the Jacksonville Rural Commercial Center where they currently do not exist (see page 37). The petitioner should construct a sidewalk to connect with the existing sidewalks on the adjacent properties. The new sidewalk should match the existing sidewalks in width and construction materials.
5. Used cars are often displayed on the premises for sale. This practice should be expressly prohibited.

Section Chief: 
AFK/JL:





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 29, 1999

Item No.: See Below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

315 316, 317, 319, 321, 325, 326, 327, 328, AND 329

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/1/79

The Department of Environmental Protection and Resource Management has **no comments** for the following Zoning Advisory Committee Items:

Item #'s:

315

319

320

322

323

324



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.26.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

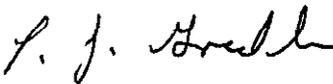
RE: Baltimore County
Item No. 319 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3-1-99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

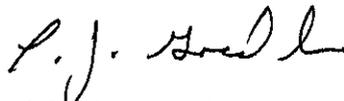
RE: Baltimore County
Item No. 315 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

to 
Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 03/04/99

TO: Larry Schmidt
Zoning Commissioner

FROM: John M. Altmeyer -- CP
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 315

PETITIONER: Ann J. Walker

VIOLATION CASE NO.: 98-6277

DEFENDANTS: Ann J. Walker

Please be advised that the aforementioned petition is the subject of an active Violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JMA/CP/klh

RE: PETITION FOR VARIANCE
14227 Jarrettsville Pike, E/S of Jarrettsville Pike,
515' S of Paper Mill/Sweet Air Rds, 10th Election
District, 6th Councilmanic

Legal Owners: Wanda Schneider
Contract Purchaser: Ann J. Walker
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-315-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to J. Finley Ransome, P.O. Box 10160, Towson, MD 21285-0160, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Greater Jacksonville Association inc.

P. O. BOX No. 126

PHOENIX, MARYLAND 21131

Sweet Air Nursery
14227 Jarrettsville Pike
Phoenix, Maryland 21131

Dear Mr. and Mrs Walker:

In reference to your letter of October 15,1998,copy attached, please be advised that the Board of Directors of the Greater Jacksonville Association met on the evening of October 19, 1998 and discussed your request for support of the set back variance. We voted unanimously to support the requested variance, provided such approval if obtained from the county is not used as a precedent for obtaining variances in the future.

Very Truly Yours,

Randy Javins
President, GJA

Ret No 4



KBD ENGINEERING COMPANY

Process - Mechanical - Structural - Electrical
& Environmental Consultants

ONE COUNTRY CLUB LANE • PHOENIX, MARYLAND 21131
410-592-9003

August 5, 1998

Mr. Claude J. Profili
Baltimore County Department
Of Public Works
Permits & Development Management
Building Inspections G-21
111 West Chesapeake Avenue
Towson, Maryland 21204

Prof Noz

Ref: Sweet Air Nursery - Baltimore County
Uniform Code Violation Notice No. 106829

Dear Mr. Profili:

Pursuant to the subject violation notice referenced above and our recent telephone conversation concerning the subject property, this letter will serve to certify that the existing nominal 28 foot deep by 36 foot wide by 20 foot high building structure (barn) located on the Sweet Air Nursery property in Jacksonville is constructed in a workmanlike manner in accordance with applicable building codes and good engineering design. The building is primarily a post and beam structure with a partial porch structure at the front entrance. I personally inspected a number of points along the foundation walls to determine that adequate footers were installed. I found that a 24 inch wide by 8 inch thick concrete footer was installed at 30 inches from grade elevation to top of footer. On top of the footer, 12 inch masonry block was installed up to grade elevation. Then a composite wall consisting of 4 inch masonry block with brick on both sides was used up to the wood framing plate. The column supports for the porch also had adequate footers at or below design frost line as well.

The floor consists of formed concrete simulated stone slabs butted together over crushed stone. Since no design plans were available for the barn and the post and beam construction does not follow conventional design parameters, I made an inspection of the structure as to its ability to conform to applicable building codes and found the building structurally sound. I have attached a sketch of the foundation wall cross section and an outline of the building dimensions for your information and review. Also attached to this letter is a revised site plan

indicating the actual building dimensions prepared by a licensed land surveyor. I hope the information contained in this letter is helpful to you in response to the referenced violation notice. If you have any questions or need additional information, please let me know. I can be contacted at my office at 410-592-9003 or paged at 1-800-584-7920.

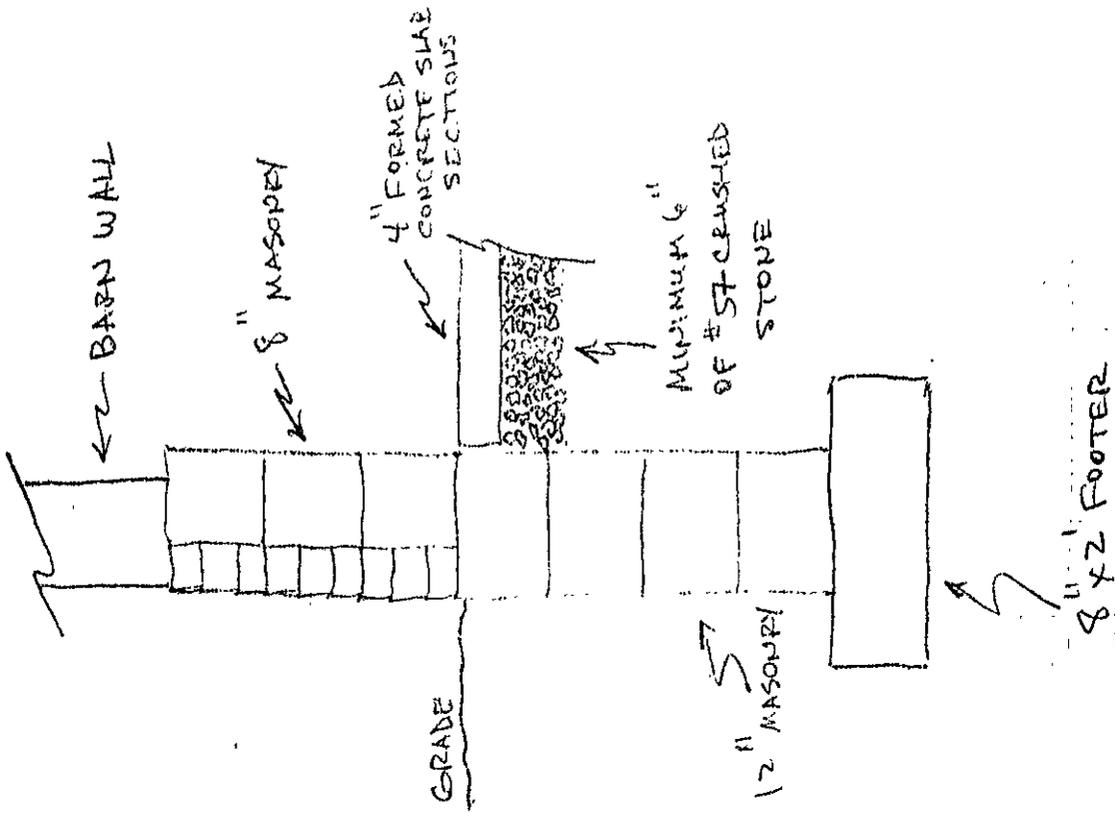
Respectfully submitted,

H. C. 'Skip' Harclerode II, P.E.
H. C. 'Skip' Harclerode II, P.E.
President

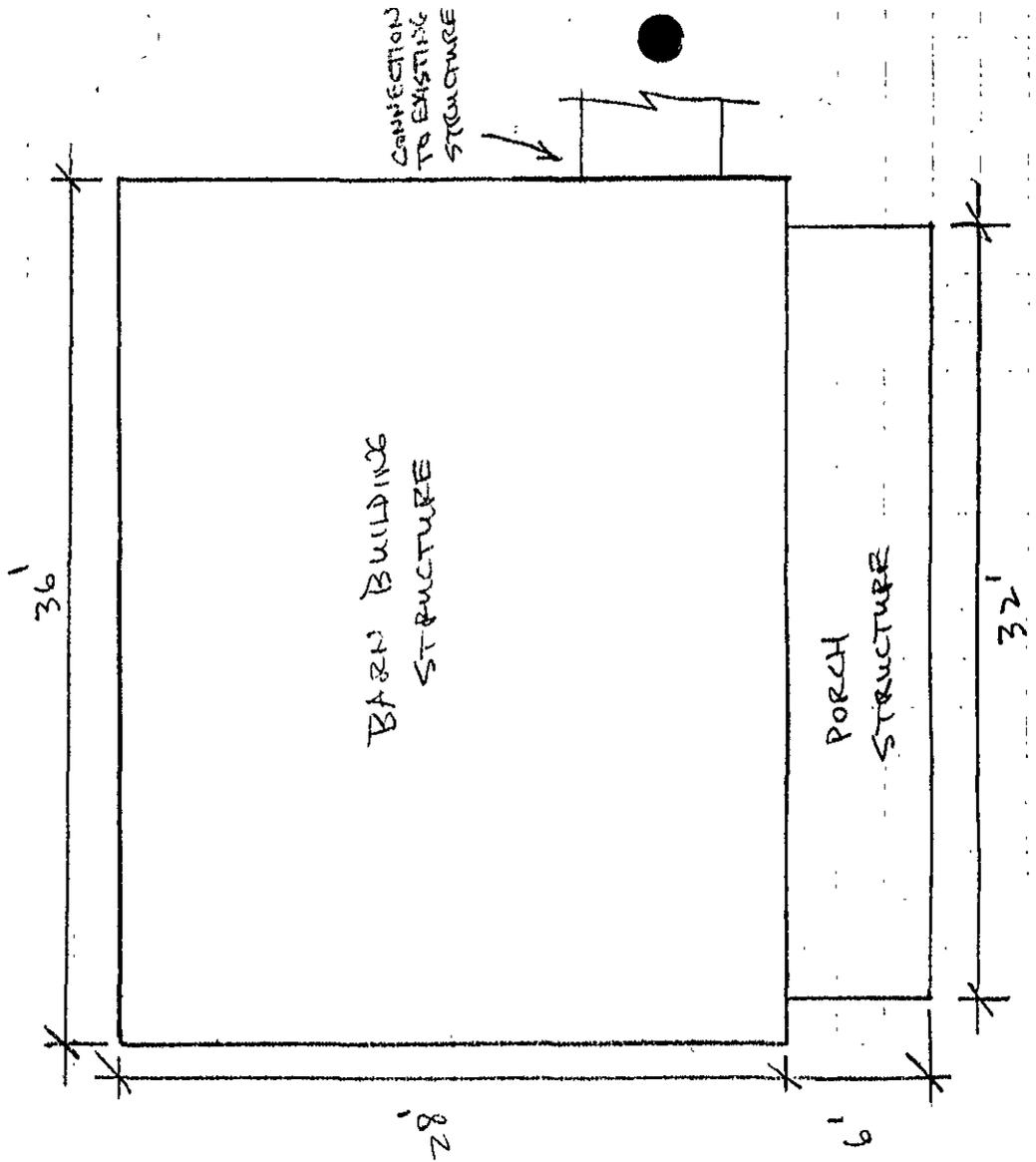


cc: Mr. Scott Walters
Mr. Tony Buckelman

BARN BUILDING



FOUNDATION WALL
CROSS-SECTION



BUILDING PLAN VIEW

COADY & FARLEY
ATTORNEYS AND COUNSELLORS AT LAW
400 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

JOHN A. FARLEY, JR.
MICHAEL L. SNYDER
PATRICIA O'C. B. FARLEY

JOHN T. COADY
EMERITUS

(410) 337-0200

FACSIMILE (410) 337-0164

CHARLES P. COADY (1868-1934)
JOHN A. FARLEY (1893-1958)
CHARLES P. COADY, JR. (1901-1983)
THOMAS J. CARACUZZO (1914-1994)

February 22, 1999

Mr. Scott Walker
Sweet Air Nursery, Inc.
14227 Jarrettsville Pike
Phoenix, MD 21131

Re: Site Plan Sweet Air Nursery
14227 Jarrettsville Pike
Phoenix, Maryland, 21131

Dear Mr. Walker:

Manor Associates Limited Partnership, which owns the Manor Shopping Center immediately to the South of the subject property, hereby supports the requested variances for the subject property as noted on the Site Plan, provided the approval if obtained from the County is not used as a precedence for obtaining variances in the future.

Very truly yours,

MANOR ASSOCIATES LIMITED PARTNERSHIP

By:
John A. Farley, Jr.,
General Partner

JAFJr/ap
cc: J. Finley Ransone & Associates
P.O. Box 10160
Towson, MD 21285-0160

*File No
5*

PETITIONERS

~~PROTESTANT(S)~~ SIGN-IN SHEET

PLEASE PRINT CLEARLY

NAME

ADDRESS

J FINLEY RANSONE

ANNE J. WALKER

1 SUNNYVIEW DR PHOENIX MD
21131

15239 JARRETSVILLE PIKE MONKTON,
MD. 21111



E-928,000

R.C. 5

BL-CR

SWEET

E-16

BR

ROAD

PORTION OF
ZONING MAP NE 20 C
SWEET AIR NURSERY
14227 JARRETTVILLE PIKE

SCALE 1" = 200'

J. FINLEY RANSOME & ASSOCIATES
Registered Land Surveyors
P.O. Box 10160
TOWSON, MD 21285-9160

R.C. 5

ATHLETIC FIELD

99-315-A

(SHEET N.E. 21-C)

E-15,000

R.C. 5

BL-CR

92-321-A

SITE
14227 JARRETTVILLE PIKE
BM-CR

146

RO-CR

JACKSONVILLE
TOWER

RADIO
ANTENNA

PIKE

R.C. 5

JACKSONVILLE COMMUNITY PLAN

Prepared by the

PLANNING COMMITTEE

of the

Greater Jacksonville Association, Inc.

Draft of November 5, 1998

Preface

The Baltimore County Master Plan, 1989-2000, designates Jacksonville and Hereford as the only two Rural Centers within the county which function (or should develop to function) as commercial centers for the surrounding rural areas. These two Rural Centers were historically centers of commerce. Jacksonville is located at a crossroads leading to Harford County and Pennsylvania to the north and farming communities to the east and west, along with seaport capabilities to the south. The Greater Jacksonville area of concern encompasses some 30 square miles within the Northern Sector.

At the request of Baltimore County, The Greater Jacksonville Association, the umbrella association for numerous neighborhood groups within the GJA area of interest, assumed the responsibility for the creation of a plan for this area.

The following sections define in specific terms the vision of the residents as to what Jacksonville has been, what it currently is, and what it should become over the next 20 years.

This document focuses on the Jacksonville Rural Commercial Center and its environs from the standpoint of land usage and streetscape. It also includes topics applicable to the entire Greater Jacksonville area. The extension of this plan to the remainder of the Greater Jacksonville area will be undertaken at a later time.

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1 The Planning Process in Jacksonville

1.1 Purpose of the Plan

Jacksonville has been identified by Baltimore County as one of two rural centers in the northern part of the county, along with Hereford. The purpose of this plan is to set our community on a path to retain the traditional rural character of Jacksonville, while at the same time allowing for appropriate limited growth of the business center and for improvements to the community's infrastructure.

1.2 The Planning Committee

The mission of the Jacksonville Planning Committee is to create a plan for the Greater Jacksonville area which, when implemented, will preserve and enhance the quality of life and the viability of the community. Among the responsibilities of the committee are the development of appropriate design guidelines, the establishment of limits on the amount and classes of commercial zoning in the business area, and the review of zoning as necessary outside of the business area. The committee was established in January 1995 at the direction of the (then) president of the Greater Jacksonville Association (GJA), James McCoy. The membership consisted of local citizens, including business people working in the immediate area, professionals who travel to other locales for their employment, and several retired local residents, both business persons and professionals. As help was needed in any given area, other citizens joined in the effort, and over the time required to complete this Plan many different people have contributed at different times. A list of participants is given in Appendix A.

1.3 Basis for this Plan

The committee was provided with copies of the Hereford Community Plan at the outset, and that Plan (among others) helped to shape our initial approach to the planning process. However, the specific wishes of the residents of Jacksonville were not well known, so in order to develop a common set of ideas for the plan the committee decided early in 1995 to conduct a comprehensive survey of residents. The survey was intended to measure the needs, current usage, and future expectations of the community regarding the rural center. Glen Thomas volunteered the professional services of his marketing consulting and research firm, G.A. Thomas Associates, to develop, design and test the survey. The Planning Committee developed a set of objectives for the survey following discussions with representatives from the Hereford and Kingsville Planning committees regarding their experiences.

The comprehensive survey was conducted in June 1995, using a four page, written questionnaire. The Committee decided to survey the entire residential population, rather than use a statistical sampling. The questionnaires were mailed to all residential rural-route households in the Phoenix zip code, as well as the post office boxes in Phoenix and two rural routes each in the Baldwin and Monkton zip codes. These additional routes were selected based on geographic proximity to the rural center, and probable frequency of travel and shopping in Jacksonville. The questionnaires included a brief introduction to the survey, and were accompanied by a self-addressed return envelope.

A total of 4,000 surveys were distributed, with the assistance of the Jacksonville Volunteer Fire Company. The Committee received an overwhelming response of 1,024 completed questionnaires. This 25% response rate is very high, and the conclusions drawn from the survey are therefore very

well-founded. Response rates of a few percent are more common and are still considered to provide statistically valid results.

The survey responses were coded according to standards developed by G.A. Thomas Associates, and compiled by members of the committee. Results were tabulated and analyzed for the committee by Charles Young, a resident of Phoenix. Standard procedures were applied to maintain the statistical validity and data integrity of the survey. A summary of the statistical results is given in Appendix C of this Plan.

Later in the planning deliberations, the committee realized that an important element was missing; that is, the Center business owners had not been brought into the process. Mr. Bob Chilcoat and Ms. Sherry Moyer of that community were asked to generate an appropriate survey form, and to distribute it to area businesses. They did so, and the results are summarized in Appendix B. Of 71 businesses, 26 returned the completed survey forms, or 37%, forming a valid representation of the feelings of this group.

The general results of this extensive community survey, and of the associated business survey, have helped to shape the long range strategy for future growth and development of the rural center which is embodied in this Plan.

1.4 Relationship to the Baltimore County Master Plan

The community plan for Jacksonville, when adopted by the Baltimore County Council, will become a part of the Baltimore County Master Plan. The community plan will then provide guidance to growth in the business area as well as in the rural conservation areas of Greater Jacksonville. It will also provide standards by which the local citizenry can measure the responses of both the County and the land developers to the recommendations contained herein.

1.5 A Note on Terminology

Where the words "shall", "will", "must", and "should" appear in the text of this plan, they are to be construed as indicating compliance with the intent of this plan.

2 Demographics

2.1 Population, Household Trends, and Forecasts

Because Jacksonville is an unincorporated entity, there are no formal geographic boundaries. Therefore there is no corresponding population or household data specific to Jacksonville. However, data is kept by Baltimore County for a unit of geography called Transportation Analysis Zones (TAZs), which allows us to reasonably approximate the population and household trends and forecasts at least for the Greater Jacksonville Area. TAZs are used by Baltimore County transportation planners to analyze future needs for road improvement projects. The numbers factor in many things, including existing land use, zoning, building and occupancy permit data, birth and death statistics, trends in household size, in-migration and out-migration, economic and employment data, and various other relevant variables and assumptions that would likely affect future population and household growth. TAZ numbers 317, 318, 319, and 320 roughly correlate geographically with the area we are defining as the Greater Jacksonville Area (Map 1, Appendix E). Together they take in the area bounded by Corbett Road, Manor Road, Jarrettsville Pike, and the Little Gunpowder Falls on the north; the Gunpowder Falls, Phoenix Road, and Poplar Hill Road on the west; the Loch Raven Reservoir on the south; and Dulaney Valley Road, Carroll Manor Road, and Green Road on the east. Using 1995 as the base year, Table 1 lists the population and household projections through the year 2020.

Table 1: Greater Jacksonville Area, Population and Households

Population

TAZ	1995	2000	2010	2020	Change 1995-2020
317	1,682	1,693	1,691	1,713	+31
318	2,227	2,238	2,178	2,159	-68
319	1,684	1,699	1,740	1,797	+113
320	2,733	2,755	2,861	3,028	+295
Totals	7326	8325	8470	8,697	+371

Households

TAZ	1995	2000	2010	2020	Change 1995-2020
317	576	591	614	634	+58
318	738	757	766	771	+33
319	552	579	612	640	+88
320	941	983	1,052	1,131	+190
Totals	2807	2910	3044	3,176	+369

2.2 School Enrollments

2.2.1 Jacksonville Elementary School

Jacksonville Elementary, the only area school located adjacent to the Rural Commercial Center, was built in 1994. Its physical condition is rated as superior by the Baltimore County Board of Education. The school has a State Rated Capacity (SRC) of 706, while Jacksonville's actual fall 1997 student enrollment was 788. That total is expected to rise steadily through the year 2007, with a projected enrollment of 1,000, a 27% increase over 1997, according to Baltimore County.

2.2.2 Carroll Manor Elementary School

Carroll Manor was built in 1935 and last expanded in 1966. Its physical condition is still rated as good. It has an SRC of 419 and had a fall 1997 enrollment of 349. As is the case with Jacksonville Elementary, the Carroll Manor enrollment is projected by the County to increase, in this case by 9%, to 380 students by 2007.

2.2.3 Cockeysville Middle School

This school, built in 1967 and enlarged in 1974, with a good physical condition rating, has an SRC of 1,290. However, its 1997 actual enrollment was only 783. Although a 13% increase is projected for 2007 by Baltimore County, that increase would only bring their enrollment up to 887. This number would still be well under the SRC.

2.2.4 Dulaney High School

Dulaney High School was built in 1964 and expanded in 1971. Its physical condition is rated as very good, but has been well over capacity for some time. The school's 1997 enrollment was 1,687, despite an SRC of only 1,390. Although its enrollment is expected to drop slightly from 1999 through 2001, the long term forecast (through 2007) is for another 9% increase over the 1997 figure, to 1,847 students.

2.3 Conclusion

The population and household figures given above indicate only very mild increases in the years ahead for the Greater Jacksonville Area. In spite of those numbers, one of our two local elementary schools as well as our area high school are now overcrowded and will become even further overcrowded in the years ahead. These projections come from a very recent and extremely thorough study done by a reliable consultant team for the Baltimore County Board of Education. We must also consider the potential impact on our local infrastructure, on our environment, and on our visual appearance, if a significant amount of new development were to take place here. These concerns have helped motivate this plan.

Based on the considerations above, thought should also be given to adjusting the district boundaries of the Carroll Manor and Jacksonville Elementary schools. The objective would be to provide a more even distribution of the student population between the two schools, such that class sizes are roughly equal.

3 Jacksonville Historical Overview

Jacksonville is a 19th century village that only recently has emerged as a rural center, presently with some 50 businesses of various types. Its antecedents trace back to mid- to late-18th century tobacco farming, with the roads through the present Four Corners intersection being "rolling" roads on which casks of tobacco were rolled to market. In addition, Jarrettsville Pike formed a part of the route north from Baltimore to York, Pennsylvania.

The name "Jacksonville" did not appear on maps until the late 1800s. A post office was established at the intersection of Sweet Air Road and Jarrettsville Pike on 1 March 1888 (Four Corners). It was operated at that site for 17 years, then abolished, with the mail sent some 10 miles west to the Phoenix Post Office, Phoenix then being a fairly substantial paper mill village. The post office was subsequently (1970s) transferred back to Jacksonville, but with the name "Phoenix" Post Office.

In 1902, J. (James) Perry Carroll established Carroll's Store, the only business in the immediate area (Figure 1). Over the years, descendants of J. Perry Carroll operated the business, under the name Carroll's Food Market and Package Store. These included his son Miles Carroll, Sr., and Miles Carroll's sons Miles (Buck) Carroll, Jr. and J. Perry Carroll. They operated the store until 31 December 1986, at which point they retired. In 1988, the property was sold to P.F. Obrecht and Sons, who built the Paper Mill Village shopping center on the site.

Carroll's store was the only business at the intersection for a long period. The Four Corners Inn was built in 1930. Originally, this business was a garage, gas station and confectionery shop. This property was purchased in 1933 by Abraham Goldberg, who, with his brother Charles developed the structure into the final version of the Four Corners Inn, a restaurant and bar. This establishment was well-known in the area for its long-running weekend production of "The Drunkard", a 19th century melodrama. This business burned down and was subsequently replaced (late 1970s) by an Exxon service station. Other early businesses were a pharmacy (built by Dr. Oscar Shapiro), several gasoline service stations, a bank, and Priceless Hardware store (owned by Mr. Edgar Price), plus a veterinary hospital (built by Dr. Mules), and Zaccari's Toy store. The pharmacy burned down in the early 1980s and was replaced by Dr. Shapiro with a modern structure.

In 1977, Mr. Donald Ready and partners built the Manor Shopping Center on the southeast quadrant of Four Corners. This development included a large Safeway grocery store and numerous small businesses which catered to the needs of the local citizens.

There is little remaining trace of the homes and businesses of the early settlers of Jacksonville, although there are several descendants of the Jacksons and other early settlers still living in the area. The present Rural Commercial Center of Jacksonville would certainly astound those people who lived here in the 1920s and earlier, but the village is not much larger than it has been over the years. It just has a more densely-arranged business area. The objective of this plan is to provide a basis for local citizens and Baltimore County government to maintain the Four Corners area as a small Rural Commercial Center, as it has been since the very early years.



Figure 1: Carroll's Store in Jacksonville, ca. 1920. View along the present Jarrettsville Pike to the north from Sweet Air Road (photo courtesy of the Baltimore County Public Library).

4 Land Use and Environment

4.1 Planning Area Boundaries and Size

The Planning Committee resolved early in the planning process to limit the area for immediate planning purposes to a relatively small, manageable area to which we have applied the term the Jacksonville Rural Commercial Center and Environs. The area chosen is centered on what is known informally as "Four Corners", which is the intersection of the Jarrettsville Pike, running north and south, and Paper Mill and Sweet Air Roads, running west and east. The area includes the existing business and commercial core and the subdivided rural residential land on the periphery, as defined by RC-5 zoning. It is bounded approximately by Robcaste Road on the west, Southside Avenue on the north, Blenheim Road on the east, and Hillendale Heights Road on the south (Map 2, Appendix E), and is situated in the region as shown in Map 3 (Appendix E). The size of the planning area is approximately 577 acres, which is about 9/10 of a square mile. The Office of Planning estimated the 1997 population of the area at approximately 600 persons.

The planning area encompasses several public service institutions including the Jacksonville Elementary School, the Chestnut Grove Presbyterian Church and the Jacksonville Volunteer Fire Company.

As noted in the Preface, the extension of this plan to the remainder of the Greater Jacksonville area will be undertaken subsequently.

4.2 Land Use Distribution

Several members of the Planning Committee and the Baltimore County Office of Planning conducted a land use survey of the planning area. The distribution of land uses was mapped (Map 4), and the amount of land committed to each of the major land use categories was calculated (Table 2).

Table 2: Existing Land Use Distribution, Rural Business Center and Environs, March 1998

LAND USE	ACRES	% OF PLAN AREA
Residential	332.5	57.6
Public Service	44.2	7.7
Office	4.7	0.8
General Commercial	27.5	4.8
Undeveloped (1)	153.0	26.5
Major Roads (2)	15.1	2.6
TOTAL	577.0	100.0

(1) "Undeveloped" includes agricultural, vacant, idle, and stormwater management land.

(2) "Major roads" include Jarrettsville Pike, Paper Mill Road, and Sweet Air Road.

As observed from Table 2, over half of the total land area within the planning area is currently in residential usage. About one quarter of the total is undeveloped, while the remainder is composed of small percentages of commercial and public service uses and major roadways.

The residential land contains detached, low-density single-family dwelling units, exclusively. Existing homes are one and two stories in height. Residential lot sizes range from about one to three acres in size. As of March 1998, there were approximately 200 dwelling units in the planning area. The business center of the community features one large supermarket, three automobile service stations, four banks and a variety of other retail commercial, food service and business office uses. The majority of these uses are contained in three commercial centers: 1) the Manor Shopping Center, on the east side of Jarrettsville Pike and the south side of Sweet Air Road, 2) Paper Mill Village, situated on the northwest quadrant of the "Four Corners" intersection and 3) Craftsman's Village on the east side of Jarrettsville Pike north of Sweet Air Road.

4.3 Zoning

The planning area includes several zoning categories distributed over the existing land area as indicated in Table 3 and in Map 5.

Table 3: Existing Zoning, Rural Commercial Center and Environs, March 1998

ZONING	ACRES	% OF PLAN AREA
RO	1.1	0.2
RO-CR	8.8	1.5
BL-CR	24.6	4.3
BM-CR	25.3	4.4
BR	5.9	1.0
RC-5	511.3	88.6
TOTAL	577.0	100.0

- RO Residential Office
- RO-CR Residential Office - Commercial Rural
- BL-CR Business Local - Commercial Rural
- BM-CR Business Major - Commercial Rural
- BR Business Roadside
- RC-5 Rural Residential

4.3.1 Residential Zoning

The RC-5 zone allows a one-acre minimum lot size and a maximum gross residential density of 0.667 dwelling units per acre. The purpose of the RC-5 zoning classification is to provide for residential development in "appropriate rural areas" and at appropriate densities. Generally, this zone permits, by right, single-family detached dwellings, farms, schools, accessory uses or structures, and not much more than this. However, it also allows a variety of other uses by special exception granted by the county Zoning Commissioner. Not all of these uses are deemed appropriate and compatible uses within the planning area by the citizens of Jacksonville.

4.3.2 Business and Office Zoning

Jacksonville is identified in the 1989 – 2000 Baltimore County Master Plan as a “Rural Center”, warranting special protections against incompatible business and commercial expansion or intrusion. There are two principal business zones in the Jacksonville village center, the BL (Business Local) and BM (Business Major) zones. These zones allow a wide variety of commercial uses, and many residents of Jacksonville have expressed strong interest against the establishment of some of them. While the majority of the Jacksonville Rural Business Center is protected from many of the more onerous bulk, height, setback, parking and signage standards which apply to these zones by virtue of a CR (Commercial Rural) overlay district, the same uses are allowed here as elsewhere in Baltimore County. *The CR district does serve to protect the two established rural centers in the county from large-scale, out-of-character development encroachment, as the 1989 – 2000 Master Plan directs. Yet it does not limit the types of allowable uses to which many of the citizens of Jacksonville have expressed opposition. Moreover, the CR overlay district can be removed through zoning map amendments enacted by the Baltimore County Council or the Baltimore County Board of Appeals, leaving the more liberal BL or BM standards in place.*

The planning area also contains several parcels of land along Jarrettsville Pike and Paper Mill Road zoned for Residential-Office (RO) in which professional offices are located. These uses serve as appropriate transitional buffers between village business uses and strictly residential uses nearby.

4.4 Natural Features and Environmental Constraints

4.4.1 Geology, Soils, and Topography

The geological makeup of the Jacksonville area consists of bedrock materials, specifically a crystalline schist known as Loch Raven Schist, containing mica, feldspar and quartz, according to Dr. Kenneth Weaver, a Jacksonville resident and retired director of The Maryland Geological Survey. *The area contains Baltimore Gneiss, Cockeysville Marble and Amphibole, as well as Loch Raven Schist. Each of these formations contains variable amounts of fractures (joints). The bedrock is overlain by a variable thickness of unconsolidated soils and subsoil, derived from the weathering of the bedrock. Rain falling on the surface of the ground percolates through the soil, subsoil and weathered rock into the fractures in the underlying rock. The fractures contain water below the water table and are the source of water that flows to wells drilled into the formations. The spacing, width and interconnection of the fractures determine the ease or difficulty of obtaining sufficient supplies of groundwater.*

Loch Raven Schist, as well as gneiss contain relatively little water, due to their generally unfractured structures. Marble, by contrast, is a good water-bearing formation. This is one factor that may help to maintain the semi-rural character of the area. Whereas there is probably sufficient groundwater to supply detached homes on one or more acres of land, it is unlikely that it could support closely spaced residential development or large-scale commercial development.

The most common soil type in the planning area is Glenelg loam, a well drained, gently to moderately sloping (3% – 15%), moderately eroding soil type. According to the USDA Soil Conservation Service for Baltimore County, the Glenelg soils are the most extensive and most important soils for farming in the County, although they are also appropriate for other development purposes. These soils are generally very acidic, moderately permeable, and have an available moisture capacity that is moderate to high. Slope and the hazard of erosion are the principal limitations to use. Manor Loam composes the balance of the soil in the immediate vicinity. This soil generally runs deep, is rather acidic, moderately permeable to water, and is often found on sloping (8% – 15%) terrain -

similar to the Glenelg soils, and is also suited to farm and non-farm uses alike. Manor Loam soils, however, are subject to severe erosion.

4.4.2 Floodplains and Wetlands

The planning area is not normally subjected to heavy flooding. Perhaps this fact is attributable to the characteristics of the local soils and stream systems and the lack of extensive areas of impervious surfaces. A wetland area exists just east of Jacksonville Elementary School, limiting use of that area for residential development.

4.4.3 Groundwater Supply and Protection

The adequacy and quality of the groundwater upon which each household and business in Jacksonville relies for all their water needs is undoubtedly the most critical environmental concern facing this community, and perhaps the most important issue in Jacksonville. Over the years, parts of the community have been faced with problems of either insufficient well water or well water contamination.

Because of the characteristics of the bedrock underlying the greater Jacksonville vicinity, the groundwater production rate is quite variable. Often, multiple wells have had to be drilled to find sufficient water. Even on marble bedrock, water production may be inadequate if a well is not deep enough to draw from several fractures. Many wells in Jacksonville only afford enough water for a single home, not multiple homes or large-scale commercial uses.

During the late 1970s and early 1980s, petroleum contamination from local automobile service stations was discovered, as well as contamination from commercial septic systems. The petroleum contaminants included benzene, toluene and xylene. The sewage effluent from the commercial septic systems caused the formation of chlorinated and non-chlorinated organics. Due to the composition of the underlying bedrock, only portions of the Jacksonville area were contaminated. The sources for all these pollutants have since been removed, and the area was monitored for groundwater contamination by the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) until 1994. At that time, the remediation contracts with the service stations expired, and the monitoring equipment was removed. However, the remediation was not entirely successful, and areas of contamination in the immediate Jacksonville area persist to the present day. It is hoped that, with time, and with no further addition of contaminants, the natural rainfall outflow will overcome this problem.

Despite the ever-present concern to each homeowner and business proprietor of their well running dry, the limitation on water supply may be also viewed as advantageous by a surveyed majority (in 1996) of Jacksonville's population who would prefer to see Jacksonville grow only slightly and be preserved as a semi-rural community for future generations. Limited water means limited pressure for new development.

There are positive strategies that can and should be employed, nonetheless, to better ensure an adequate water supply for all of Jacksonville's residents and businesses. These include:

- Limiting the amount of impervious surfaces, to maximize the rate and amount of storm water infiltration.
- In the commercial areas, where impervious surfaces are prevalent, installing rooftop rainwater collection devices or other infiltration devices to direct water into the ground or underground storage tanks for use in fire containment.

- Encouraging each business and homeowner to economize on water usage.

4.5 Land Use Goals and Strategies for Implementation

- **Goal 1:** To preserve the community of Jacksonville as a small rural center, while allowing restricted commercial growth within the Rural Business Center only. The Rural Commercial Center should be limited in size and have well-defined boundaries.
 - *Strategy 1:* Initiate and pursue the enactment of appropriate zoning amendments that would serve to fulfill this goal (Sections 4.7 and 4.8, and Table 6).
 - *Strategy 2:* Take other appropriate actions to encourage or ensure the types of business uses desired by the community, with the utilization of existing vacant commercial spaces receiving the highest priority. The creation and application of a new zoning classification should be considered, one which would effectively prevent the establishment of inappropriate uses in the Rural Commercial Center.
- **Goal 2:** To bring about a more orderly and aesthetically pleasing development pattern in the community of Jacksonville.
 - *Strategy 1:* Seek the implementation of zoning changes to achieve an orderly, compatible and generally sound development pattern on the remaining developable land and a consistent scale among new commercial uses within the Jacksonville Rural Commercial Center (Table 6).
 - *Strategy 2:* Adopt design guidelines to promote aesthetic compatibility.
- **Goal 3:** To protect groundwater resources, including recharge areas, to ensure an adequate water supply for current and future residents and commercial users.
 - *Strategy 1:* Require all future development to minimize the use of impervious surfaces and require the installation of effective stormwater infiltration devices.
 - *Strategy 2:* Work with both Baltimore County and the State in an effort to eliminate any residual groundwater contamination.
 - *Strategy 3:* Make the community aware of the importance of water conservation for each user's own benefit and to encourage each business and homeowner to economize on water usage.

4.6 Future Land Uses

The Land Use Plan map (Map 6) shows the proposed future land use pattern for the planning area. It is intended that this map establish the basis for zoning.

The Land Use Plan map does not distinguish between existing and future development; however, the planning area is not projected as a dynamic growth area. The potential to accommodate new growth is very limited because of the small amount of undeveloped land suitable for future development.

Each of the land use categories depicted on the Land Use Plan map is described below.

The **Rural Residential** land use designation is applied to areas which should be zoned RC-5. The RC-5 classification allows single family detached houses as the predominate permitted use.

The minimum lot size is one acre and the maximum permitted gross residential density is 0.667 dwellings per acre.

Most of the Rural Residential land is already developed. Only about 65 acres of land is available for future major land subdivision (i.e., a subdivision involving 4 or more lots).

Residential Office areas are locations where office uses should be permitted within the existing residential structures. These areas are intended to serve as a transitional buffer between the Rural Residential areas and nonresidential development. These areas are appropriate for R-O-A zoning. The R-O-A classification will help retain the residential character of the existing structures, but allow them to be used for office purposes.

The areas proposed for **General Commercial** and **Office** uses are concentrated at or near Four Corners. These lands generally have direct access to a major road (i.e., Jarrettsville Pike, Paper Mill Road, or Sweet Air Road).

The **General Commercial** and **Office** areas are viewed to comprise the Rural Commercial Center. The Rural Commercial Center boundary is indicated on Map 7 in Appendix E. This boundary was delineated based on the existing land use and zoning patterns, the existing and anticipated road system, and the desires of the local community. The proposed boundary of the Rural Commercial Center should not be expanded. Business zoning in the planning area should be contained within the Rural Business Center (except for the Jacksonville Volunteer Fire Company property, which is zoned BR).

The Rural Commercial Center is not intended to provide the range of services one would find in an urban or suburban area. Commercial services should be limited to those serving the convenience needs of the people who choose to live in the surrounding rural residential or agricultural environment. Food stores, small retail stores, personal service businesses, eating places, and professional offices are the primary types of activities contemplated for the Rural Business Center. A listing of commercial uses which are not desired is contained in section 4.9. In general, undesirable uses are those which may create significant adverse environmental effects, attract large volumes of traffic and have continuous customer turnover, or require inappropriate architectural design, excessive paved areas, or numerous curb cuts. The prevention of such uses will require an amendment of the Baltimore County Zoning Regulations. This could be accomplished either by creating a new commercial zoning classification or by modifying the CR district regulations.

The **General Commercial** designation is generally applied to those areas which are intended to be zoned BL-CR, BM-CR, or RC-5-CR in order to provide for the continuation and future development of a variety of commercial activities at an appropriate development size and scale.

The **Office** designation is applied to those areas which are intended to be zoned RO or RO-CR in order to provide for the location of office uses and to provide a transition between residential uses and General Commercial areas. Future business uses in these areas, whether or not zoned CR, should be limited to offices.

Properties in the Rural Commercial Center should maintain the CR district overlay. Exceptions are the existing RO zone on the north side of Paper Mill Road and the antique store property at 14342 Jarrettsville Pike. The current RC-5 classification for the antique store is appropriate and should remain. The Baltimore County Zoning Regulations permit antique stores by special exception in an RC-5 zone.

The **Community Facility** category reflects the locations of the Jacksonville Elementary School-Recreation Center, the Jacksonville Volunteer Fire Company, and the Chestnut Grove Church.

Stream System Open Space represents areas where development is not suited. These areas consist of land located in a 100-year flood plain, wetlands, and stream buffers.

Private Open Space represents land that should be used as a buffer between nonresidential and residential uses. These areas should be zoned RC-5.

The County should pursue the acquisition of land for recreation within the planning area as a means of adding recreation facilities and enhancing Jacksonvilles role as a rural center. There are three parcels of land potentially useful for recreation purposes. All three parcels are undeveloped and adjoin the Jacksonville Elementary School – Recreation Center site. These parcels are identified in Table 4 below and on Map 8 in Appendix E.

Table 4: Undeveloped Parcels Potentially Useful For Recreation Purposes

Location	Tax Map	Grid	Parcel	Acreage
1.	43	6	178	29.84
2.	35	24	47	1.11
3.	35	24	194	1.73

The development of recreational facilities on this land would help fulfill the recreation needs of the Greater Jacksonville Area. Potential facilities include athletic fields, nature trails, and parking areas.

4.7 Recommended Zoning Map Amendments

The recommended zoning map amendments are presented in Appendix F. These changes are intended to bring the community's zoning into conformance with the recommended land use. The recommended business and office zoning should remain until any new zoning classification is enacted that would be more appropriate in achieving the land use goals identified above.

4.8 Proposed Supplemental Zoning Rules for the Rural Business Center

1. The rezoning of R-O-A zoned parcels to a business classification shall be prohibited. The intent of this Plan is keep R-O-A parcels zoned R-O-A so that they will remain compatible with both the residential and commercial uses between which they exist and to serve as a transitional buffer between the two. It is definitely not the intent of this Plan that the R-O-A zoned properties later be converted to a higher business classification, thus defeating the purpose of the existing and proposed R-O-A designations.
2. No rezonings to business classifications higher than what is herein proposed (see Table 6 and Appendix F) shall be supported by the Greater Jacksonville Association.
3. Any use allowed either by right or by special exception, within a CR (Commercial Rural) District (pursuant to the special regulations for CR districts under Section 259.3 B.2 of the Baltimore County Zoning Regulations), but not otherwise permitted in any underlying zone, either by right or by special exception, shall not be permitted.
4. Signage amortization shall be 5 years.

4.9 Inappropriate Uses of Land in the Jacksonville Rural Business Center

The Greater Jacksonville Association finds the following types of land uses, permitted either by right or by special exception, within the Business Local (BL), Business Major (BM) or RC-5 zones, pursuant to the Baltimore County Zoning Ordinance, to be inappropriate for the Jacksonville Rural Commercial Center except for those currently in place as of October 1998:

convalescent homes	tourist homes, boarding or rooming houses
fast food or drive-through restaurants	billiard rooms or halls or arcades
bowling alleys	dry cleaners, except for drop-off and pick-up
fortune-telling businesses	helistops or heliports
laundromats	taverns or night clubs
social clubs with liquor licenses	storage yards (for heavy equipment, vehicles, etc.)
automotive service or filling stations	car washes
life care centers	funeral service establishments
motels or hotels	striptease businesses
cinema theatres	animal boarding facilities
automobile sales establishments	sheetmetal businesses
electroplating operations	paint shops
catering halls	pawn shops
printing, lithography or publishing facilities	warehouses
commercial film production businesses	excavation or quarrying operations
research institutes	miniature golf courses
baseball batting ranges	

5 Streetscape

5.1 Setting

The Jacksonville Rural Commercial Center consists of primarily commercial buildings constructed over the past fifty years. The commercial buildings border several residential developments and, in some instances, are adjacent to older residential properties. While the newer residential developments may have covenants ensuring reasonable architectural conformity, the commercial area had no architectural standards prior to the establishment of the CR overlay district in 1988.

With the establishment of the CR overlay district and increased community involvement, recent construction has contributed to a more coherent design. These design guidelines will serve to encourage future development which is compatible with the existing natural resources and serves to enhance the aesthetics of the business center.

5.2 Site Selection and Design

Prior to selection, a potential site needs to be studied to determine its capability of meeting all the needs of the structures and activities inherent to its proposed utilization. The existing topography, vegetation, water source capability, surface water flow pattern, septic capacity, traffic patterns, and neighboring land uses need to be recorded. The site design must respect all of these factors.

Prior to proceeding with the development of a site, a site design shall be drawn up which addresses vehicle entrance and exit requirements, building setbacks, parking requirements, surface water runoff, signage, lighting, and noise. On-site vehicular movement and parking layout must comply with established engineering standards. Surface structures such as paving, curbs, gutters, retaining walls, and steep slopes must comply with Baltimore County standards.

The impact of noise, traffic, and odor-generating activities must be addressed so as not to become an irritant to neighbors.

The orientation and arrangement of primary elements shall harmonize visually and physically with existing features of the site and adjacent properties. Existing topography and vegetation must be respected. To the greatest extent practicable, vehicular and pedestrian traffic is to be interrelated with adjacent properties.

5.3 Building Design

5.3.1 Design Guidelines

Properly siting a building is to locate it harmoniously with its surroundings, weaving it into the existing tapestry of natural and manmade elements with which it will co-exist and interrelate.

For a building to interrelate with its surroundings, it must be in scale with its environment. Imposing masses need to be segmented into volumes and planes relative to their neighbors so as to form a visual balanced composition, proportioned to respect the scale of adjacent structures and natural elements.

Particular shapes invite certain human responses, i.e., roof shapes connote shelter, penetrations of a mass or plane extend an invitation to enter or communicate between exterior and interior. The choice of size, configuration and arrangement of these shapes need to be in concert with each other, with the site and with the neighboring natural and constructed environment.

Simple geometrical shapes such as squares, rectangles, etc., are comparatively uninteresting. However, when these same shapes are part of composition, they can be most interesting and stim-

ulating. A building elevation that is a simple rectangle, with no penetrations, capped with a horizontal parapet is not appropriate. However, that same elevation, topped with a sloping roof, relieved with a variation of plane and penetrated with a composition of shapes, becomes quite stimulating.

The interplay of shapes and planes does far more than add interest to the surface of building, it provides an interplay of the elements. It casts shadows which move and evolve with the progression of the sun, modifying and animating the entire composition. As this composition comes to life visually, it joins with its neighbors to contribute a very positive visual offering to our environment.

Colors and textures need to be warm and inviting, not harsh or foreboding. Earth tones such as reddish browns and forest greens not only blend with nature but are restful and calming. Vivid colors reflect more light and thus demand undue attention.

Surfaces need not be rugged, but visually, textures are warm and friendly while slick surfaces are cold and aloof.

The primary purpose of these guidelines is the development of a village atmosphere. Toward that end the following guidelines apply:

- Franchise architecture is not acceptable.
- Mechanical equipment, loading facilities, and trash containers must be visually screened. The screens must harmonize with the building and landscape design.
- Continuity of design and materials must be expressed on all elevations of a building. Flues, vent stacks, etc., are to be treated as aesthetic elements congruent with the building design.
- All site elements, i.e., signage, landscaping, lighting, etc., are to be treated as an extension of the building design.

The Sparks Bank – Jacksonville Pharmacy complex exhibits the characteristics of a desirable commercial development in the Jacksonville Rural Commercial Center. These businesses share a common entrance from the highway and a common parking lot. The buildings are properly sited and massed. Their design is respectful of each other and neighboring buildings. This complex also interfaces with several other commercial properties and could form a valuable epicenter for the Jacksonville Rural Commercial Center.

Other examples of existing buildings which show acceptable architecture are Blockbuster, the Crestar Bank, and Gaylord Brooks Realty.

5.3.2 Design Standards

All building proposals within the plan area must be reviewed and approved by the Greater Jacksonville Association Board of Directors, or by a designated sub-committee. The Board shall consider the architectural proposal in the context of the following issues:

1. transitions between existing and proposed new buildings;
2. treatment of building elevations;
3. quality of exterior materials;
4. scale of buildings in relation to adjacent structures;

5. roof forms and styles; and,
6. compatibility and appropriateness of proposed structures with other, adjacent, features.

5.4 Removal of Utility Poles and Overhead Wires

One of the most visible and dramatic improvements that could be made to the Jacksonville Rural Commercial Center streetscape would be to make the vast tangle of overhead wires and poles disappear. We believe most residents in the community, particularly those living in the heart of Jacksonville, regard these as unsightly and undesirable. Many communities and some cities around the country (including Palo Alto, CA, Ann Arbor, MI, and San Antonio, TX) have attempted, with varying degrees of success, to remove their above-ground utility hardware. Many have tried and failed, largely due to the immense expense involved.

The utility hardware cluttering our streetscape belongs to the Baltimore Gas and Electric, Bell Atlantic, and Comcast corporations. GJA has explored the possibility of having BGE bury their cables and wires, and a rough cost estimate was obtained. No discussions have yet been held with either Bell Atlantic or Comcast.

Catonsville is one community in Baltimore County that has recently succeeded in having the lines buried, but then only for a distance of two blocks. The Catonsville project was funded through the establishment of a Benefits Overlay District, which required special State enabling legislation.

This approach would be one possible avenue for Jacksonville. Another would be the creation of a special (property) tax assessment district, that would add an additional levy on both business and residential property owners in the district, within whatever boundaries are established. A public referendum would be required to do this. No communities in the County have succeeded in establishing a taxing district to fund an infrastructure project any time recently (if ever), as they are apparently politically unpopular. If Jacksonville were to ever succeed in this, we would clearly need strong support from our Third and Sixth District County Councilmen.

5.5 Landscaping Standards

Controlling the growth of the Jacksonville Rural Commercial Center must be viewed from the perspective of protecting, as well as enhancing, the environment. Keeping this goal in mind necessitates maintaining the rural character of the area by encouraging the preservation of the small amount of agriculture that still exists in the surrounding area, afforestation, reforestation and wildlife management. Property in the area relies on the use of wells and septic systems; therefore, the use of native plants in the landscaping is to be encouraged in order to eliminate the need for harsh chemicals or excessive amounts of water usage. Aesthetically we should strive to provide a buffer zone between the commercial and residential properties and to make the general area user friendly for pedestrian traffic.

5.5.1 Purpose

Site design for future development is extremely important in preserving the character of the surrounding area. Landscape plans are required for all new development and for improvements being made to existing structures in order to assure protection of the sites natural features as well as to recognize existing environmental conditions, thereby providing for their long term protection. These plans must be tailored to the location, design, and use of the particular site.

5.5.2 Landscape Plan

Landscaping shall be provided as part of the site plan. The landscape plan shall incorporate landscaping requirements as suggested under the General Planting Requirements in section 5.5.3. They may include plant materials such as trees, shrubs, ground covers, perennials, annuals and other elements such as decorative rock, water, sculpture, art, walls, fences, paving materials and street furniture.

5.5.3 Submittal and Approval Requirements

Along with the preliminary site plan, the applicant shall submit a landscape plan. The landscape plan shall describe the location of trees, both existing and new, and address tree maintenance, surface water management, re-vegetation, establishment of vegetated buffers, and the method of providing protection of any special flood hazard areas.

Plans are to be reviewed by the Greater Jacksonville Association Board of Directors, or by a designated sub-committee. The area has three garden clubs belonging to the Federated Garden Clubs of Maryland, and the club nearest the site to be developed may act as an advisory group to the Board or provide members to serve on the designated sub-committee.

General Planting Requirements to be observed:

- Plant Type - A mixture of hardy flowering and decorative evergreen and deciduous trees may be planted. The area beneath trees shall be mulched, as shall beds planted with shrubs, ground cover, perennials, or annuals. Native plants are the primary choices for landscaping, since they raise no concerns about possible adverse effects on local water quality and require minimal use of insect and fertilizer chemicals.
- Planting Specifications -
 - All deciduous trees shall have a minimum caliper of two inches, shall be nursery grown, shall be of substantially uniform size and shape, and have straight trunks.
 - Evergreen trees shall be a minimum of five feet in height.
 - Only nursery grown plant materials shall be acceptable and all trees, shrubs, perennials, annuals and ground covers shall be planted according to horticultural standards.
 - Provision is to be made by the applicant for regular watering and maintenance until such plant material is established.
 - Selected plant specimens should be hardy for the climate of this area and appropriate in terms of function and size.
 - Within one year of planting, any dead or dying trees and/or shrubs shall be replaced by the applicant during the next planting season.

5.5.4 Function and Materials

- Buffering shall provide a year round visual screen in order to minimize adverse impacts. It may consist of fencing, evergreens, berms, rocks, boulders, mounds or combinations thereof to achieve the same objectives.

- Planting is intended to provide privacy for an adjacent property, to lessen traffic noise, to protect from wind, and to direct pedestrian usage of the site.
- Plants used in buffer screens shall be sufficiently large and planted in such a fashion that a year round screen at least eight feet in height will be produced within two growing seasons.
- Deciduous trees may be used for visual enhancement of the site as well as to provide shade.
- Safety - Plant material should not cause visual impairment for entrance and exit areas of said site. Consideration should be given to potential hazards to the community, e.g., the use of poisonous trees or shrubs, or debris from falling leaves and/or blossoms.
- A suggested list of native plants which do well in this area is given in Appendix D.

5.5.5 Specific Planting Areas and Requirements for Non-Residential Development

- Provide a ten-foot landscaped strip between the road right-of-way and the parking lot. This may include deciduous trees for shade; low growing shrubs, with a four-foot maximum height; or a planting of perennials and grasses. If this ten-foot area is sloped in any way, then slope protection measures must be incorporated in the landscape plan. These plantings should not interfere with utilities, roadways, sidewalks, sight easements or street lights.
- Provide walkways of concrete or brick paving along the major roadways as well as in front of commercial businesses to provide pedestrian use and safety in the Jacksonville Rural Commercial Center. Connect widely-spaced commercial property by means of paved pathways which are in keeping with the aesthetics of the building architecture.
- A mix of trees and shrubs at least ten feet in width is to be provided along the periphery of commercial development adjacent to homesites. This buffer planting must provide a year round screen that attains an eight-foot height within two growing seasons. A twenty-five-foot strip of existing woodlands may be preserved in lieu of landscaping.
- All service and utility areas shall be screened around their perimeters by a buffer strip a minimum of five feet wide. Where more intensive land uses (e.g., commercial) abut less intensive uses (e.g., residential), a buffer strip twenty-five feet in width shall be required. This buffer strip may incorporate both fencing compatible with the building design and plant material.

5.6 Parking Lot and Street Lighting

The intensity and distribution of light shall be limited to the optimum ambient light level required for safe pedestrian activity.

The quality of light shall be warm and natural, providing accurate color resolution of illuminated objects. Lighting shall be designed so as not to illuminate neighboring properties or present an irritation to neighbors. The design of lighting fixtures should be standardized throughout the business center.

Flood lighting used for athletic or other special activities may use non-standard fixtures most appropriate for the specific purpose, but adhere to the spirit of the remainder of the regulations stated herein, i.e., focused strictly on the activity being illuminated.

All lighting must be designed and installed so as to avoid unnecessary illumination of the night sky.

5.7 Signage

The purpose of signage guidelines is to improve and enhance Jacksonville's rural presentation so as to be more inviting and friendly to the community and the public at large. The business area with Four Corners as its hub has many good features but could be improved by attention given to the uniformity of signage and, in some instances, decrease of signage clutter. Inconsistent signage standards contribute to an image of an expanding, unplanned commercial strip (Figure 2).

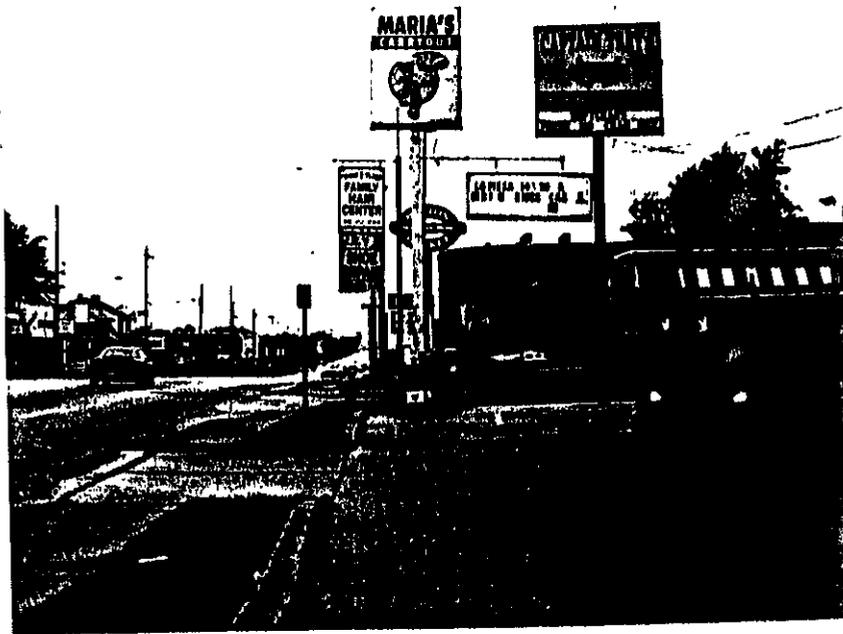


Figure 2: Inconsistent signage leaves a cluttered appearance.

Some good examples exist of attempts to limit the size of signs and control visual clutter. The Blockbuster Video business is a good example of cooperation between business and community to develop a site in a way which is both responsive to business needs and to the desires of the community for a low-key, attractive design blending well with the rural residential nature of the area (Figure 3).

However, there are also signs which are disproportionate in size or visual content (Figure 4).

It is recognized that the cost of signs is a substantial business expense, and that not all changes can therefore be made immediately. However, as the need arises for new signs, it is expected that the business community will work with these guidelines in order to achieve a uniform visual presentation for the Jacksonville Rural Commercial Center. Such a presentation not only provides for the identification of businesses, but also provides a pleasing venue for visitors, encouraging



Figure 3: An attractive and functional business site in Jacksonville.

them to stay and explore. In this way appropriate signage can add to, rather than detract from, the various commercial enterprises. The amortization period for unacceptable signs is described in section 4.8.

5.7.1 Goal and Objectives

The goal is to provide guidelines for signage in the Jacksonville Rural Commercial Center that will meet the needs of the business community and also be homogeneous and aesthetically pleasing.

The objectives are:

- A well-designed sign consists of the following elements: composition, material, color, size, layout, and installation and/or placement.
- Good signage provides for ease of communication between the community and the services provided while being pleasing and complementary to its surroundings.
- Clear, uncluttered signs provide good visual stimulation.

It is recommended that discussions take place with the State Highway Administration concerning the location and size of route and road signs, in order to reduce the visual clutter at the intersection of Routes 145 and 146 by incorporating all signs into the overhead signs along with the traffic lights.



Figure 4: An example of a sign which is unnecessarily large.

The Greater Jacksonville Association Planning Committee recommends that **Welcome to Jacksonville** signs be placed on the approaches to Jacksonville, along with a posted speed limit, in order to clearly inform motorists that they are entering the Rural Commercial Center.

5.7.2 Signage Standards

1. Each business shall be allowed one sign with a maximum of 25 square feet per face, preferably on the customer entrance side of the building, or two smaller signs, the total area not to exceed 40 square feet, one at the entrance and one on the building front or positioned monument-style on the ground in front of the building (see Figure 3).
2. Signs should have white lettering on a dark background, preferably an earth-tone (Figure 5).
3. Signs should be installed on the building front, perhaps the lintel where practical, but if a sign must be free-standing it is recommended that a monument-style rather than a pole- or pillar-style of mounting be used (Figure 6).
4. The height of freestanding signs is limited to 15 feet above the nearest curb elevation.
5. Complexes of shops or offices should use building or center names, e.g., Manor Center, or street numbers for ease of identification of businesses rather than extensive directories.

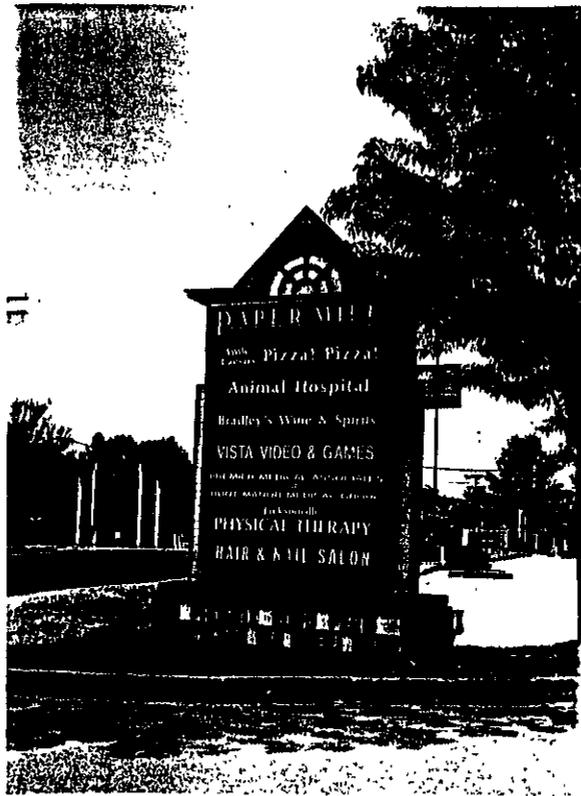


Figure 5: A well-designed earth-tone sign, although the “directory” nature of this particular example is not encouraged.

6. All signs must be set back at least 15 feet from face of curb, so that a driver’s vision is not impaired.
7. Window signs may not exceed 20% of glass area.
8. Lighting should be shielded from vehicular and pedestrian traffic and directed away from neighboring sites. Light intensity should not exceed 75 foot-candles at the sign face. Back lighting shall be discouraged, but if necessary, it shall be limited to name lettering and logo only.
9. Lighting must be shielded in such a way as to avoid unnecessary illumination of the night sky. Street and parking area lights must be hooded to direct light downwards. Sign lighting should be directed from overhead and be directed generally downward, and should be no brighter than necessary, especially when businesses are closed.
10. Temporary real estate signs should be limited to one per road frontage, with a maximum size of 25 square feet.
11. Temporary signs may remain for a maximum of 30 days. Exceptions may be made for construction signs, county permits or any government-related usage, to be removed when the project is completed.



Figure 6: An attractive monument-style sign.

12. Exterior free-standing signs advertising specific products are prohibited.
13. Roof signs are prohibited.
14. Banners, streamers, and pennants are prohibited.
15. Signs with brilliant or neon colors, moving parts or flashing lights are prohibited.
16. Cigarette advertising on outdoor signs is strictly prohibited.
17. Mobile signs are prohibited.
18. A business directory sign at a shopping center is permitted if absolutely necessary, although not recommended. It should meet general signage requirements, be of a dark, earthtone background with white lettering, located at each entrance of a shopping center, and with one line per business to a maximum of five. Illumination shall meet other stated requirements and be confined to the face of the sign. Changeable copy space should be limited to no more than two lines incorporated into the directory and not freestanding (e.g., see Figure 5).
19. All abandoned or discontinued signs shall be removed from the premises within 30 days by the owner.
20. Special events may be posted for up to 30 days ahead of an event and must be removed at the close of the event.

6 Community Services

6.1 Parks and Recreation

6.1.1 Historical Perspective

The Carroll Manor Recreation Council (CMRC) was established in 1975. Through the efforts of volunteers, the CMRC continues today. The CMRC community has always been strong in lacrosse, baseball, soccer, and basketball for youth. In the early years, the various programs were well received. Owing to the small population in the area during the late '70s and early '80s, the playgrounds and facilities were adequate.

6.1.2 Current Status

The CMRC headquarters is located at 3101 Paper Mill Road (formerly a US Army Nike Missile Base). An office is maintained there for the Baltimore County Parks and Recreation representative, and for use of the CMRC officers. This facility serves a multitude of recreation related activities including the Jacksonville Senior Center, crafts, arts, and dog obedience classes. The facility is barely adequate at present, and certainly will not be adequate in the future.

Over the past five years, CMRC has experienced an explosive growth in the variety of programs offered (at the request of the members). These include such activities as year-round soccer, girls' lacrosse, gymnastics, tumbling, aerobics, piano, arts, ladies softball, and square- and line- dancing. Many of the indoor offerings are conducted at the Jacksonville Elementary School, courtesy of the Department of Education. Driving the increase in programs is a large increase in the area population in terms of young families with children of various ages. The soccer program alone has doubled enrollment from 400 children in 1994 to over 800 children in 1997.

Programs are suffering for lack of fields and facilities. Baseball is a particular problem that is compounded by adverse weather. Almost all games get backed up on the schedule; even worse, they are forced to be cancelled off the schedule as there is no field available to play make-up games. In many instances, some children may only be involved in eight or nine games the entire season. A similar result occurred in the Fall of 1997, with the soccer program. Inclement weather, coupled with lack of appropriate playing fields virtually destroyed the season.

6.1.3 Future Requirements and Recommendations

1. An additional 100 acres is needed, parcelled in fields large enough to accommodate soccer, lacrosse or baseball games, and located within an approximate five-mile radius from the Jacksonville Rural Business Center.
2. Modernization of the Hydes Park facility is required to include improved parking, baseball backstops, dugouts, comfort stations, and small concession facilities appropriate for baseball games.
3. Four additional tennis courts with appropriate lighting are needed.
4. Four regulation soccer fields with appropriate lighting are needed.
5. Four regulation lacrosse fields with appropriate lighting (may be combined with soccer fields listed above) are needed.

6. A large indoor facility suitable for aerobics, gymnastics, dance lessons, etc., is required in addition to the Jacksonville and Carroll Manor elementary schools. The schools are generally available in the evenings, but must be carefully scheduled.

The potential availability of land donated by developers to Baltimore County Parks and Recreation Department would certainly help, but given the remaining land available for development that amount is not likely to meet the needs in the Jacksonville area. Baltimore county must seriously consider budgeting funds to bring available recreation lands up to a reasonable standard, for playing fields as well as for nature trails and cultural centers.

The above discussion has focused on activities and facilities primarily directed towards youth. Ignored throughout the years have been outdoor facilities and fields, beyond trails, which will also accommodate people of all ages, in such activities as adult baseball, touch football, and soccer. Any adult recreation considerations must account for these items, with due consideration to the time of day these facilities would be in use. Evening activities must, of necessity, have appropriate lighting.

6.2 Jacksonville Senior Center

6.2.1 History

The Jacksonville Senior Center developed from its parent organization, the GALA Club, an acronym for the Golden Age Leisure Activities Club. The GALA Club was established on 25 April 1973 as a group of 29 interested persons, organized by Rev. Partee Boliek and four other area Pastors. The first formal club meeting was held on 9 May 1973; the club thenceforth met twice a month, on Wednesdays, at St. John's Lutheran of Sweet Air. Later, in May 1974, the club met at Chestnut Grove Presbyterian Church annex on Jarrettsville Pike, north of Jacksonville, a former church. It met at that site for 15 years. The purpose of the GALA Club was to 1) stimulate interest in, and to advise local senior citizens regarding specific programs and services available to them in this rural area, and 2) to work with the Baltimore County Department of Aging and other private and governmental agencies concerned with the needs of senior citizens.

In 1979, the membership of the GALA Club elected to join the Baltimore County Senior Center Program. On 28 September 1979, the GALA Club became the Jacksonville Senior Center. In July of 1988, the Center was given a new home at the 2000 square-foot Paper Mill Recreation Center, formerly a US Army Nike Missile Base, located at 3101 Paper Mill Road in Jacksonville.

6.2.2 Current Status

The mission of the Jacksonville Senior Center and the Baltimore County Department of Aging is to develop and administer programs and activities that support Baltimore County senior citizens in their efforts to remain healthy, active, and independent members of the community, and to provide, coordinate, and advocate for services which ensure the highest quality of life for both active and health-impaired seniors, their families and care-givers. The Senior Center accomplishes this mission by providing numerous activities such as classes in various forms of art, woodworking, calligraphy, art appreciation, line and tap dancing, computer skills, ceramics, quilt making, etc. Members also make special items for residents of area nursing homes and hospitals, such as gingerbread villages, baby caps for new-borns, ribbons for MADD etc. They also collect and distribute food for needy families, and provide financial support to such activities as the Oncology Center at Johns Hopkins Hospital, and to victims in national disasters.

The Senior Center also sponsors numerous seminars, travelogues, and special events such as Health Fairs, in conjunction with the local chapter of AARP and several North County hospitals. Additionally, the center provides a congenial social atmosphere for its membership, by scheduling parties, lunches, entertainment, and trips to local points of interest throughout the year.

6.2.3 Future Expectations and Vision

Considering the active past and the current enthusiastic membership (120 members), one can expect the Jacksonville Senior Center to move forward with the times. None of us has but a dim vision of the future, but judging by the qualified senior members who staff the center as volunteers assisting the Director, we might expect Jacksonville to become a primary senior center in the reasonably near future. According to the Baltimore County Department of Aging, a primary center is one which is open five or more days per week, and one or two evenings a week. It also offers full Department of Aging services, i.e., Center Connection, Eating Together, Senior Insurance counseling, a social worker, and more.

With increased services and use, a different building with more facilities will be required (e.g., five or more classrooms, a kitchen/dining area, an auditorium, offices for staff and center council officers, and other needs). The present site may well be used, but a totally new facility is required. Although the types of classes and programs to be offered will depend greatly on the interests of future members, we can expect the Center to have a reasonably well equipped computer room with on-line capability, and possibly a training room with weights and other exercise equipment, in line with current thinking on keeping seniors fit and active.

RECOMMENDATIONS:

1. Make the Jacksonville Senior Center a Primary Center.
2. Remodel or replace the current building with one providing sufficient facilities for senior activities and for administrative offices as noted above.

6.3 Volunteer Fire Company

6.3.1 Fire Company History

The Jacksonville Volunteer Fire Co., Inc. (JVFC), has enjoyed a long, rich and rewarding tradition of providing emergency services to the community of Jacksonville and vicinity. Several major fires in the area in the spring of 1953 prompted local citizens to meet and organize a fire company. At the time the closest protection came from Hereford to the north, Towson to the south, Long Green to the east and Cockeyville to the west, all many miles away. The first meeting was held at the Chestnut Grove Church on 5 March 1953; the fire company was soon incorporated with 113 charter members. The company purchased its first fire engine, a 1929 American LaFrance, from the Cockeyville Volunteer Fire Company (Figure 7). This fire engine was placed in service and stored at what is now Priceless Hardware on Jarrettsville Pike. Eventually, land was obtained, a building constructed, and the permanent home of the company was officially dedicated on 5 December 1954. This location at 3500 Sweet Air Road is still the present site of the fire company.

The JVFC has enjoyed many accomplishments over its 45 years. Several highlights include: The company was the first in the area to design and place in service a small unit specifically made for going off road and obtaining water from streams and ponds, and was the first volunteer ambulance company to obtain a mechanical CPR device known as a Thumper. JVFC was the first volunteer

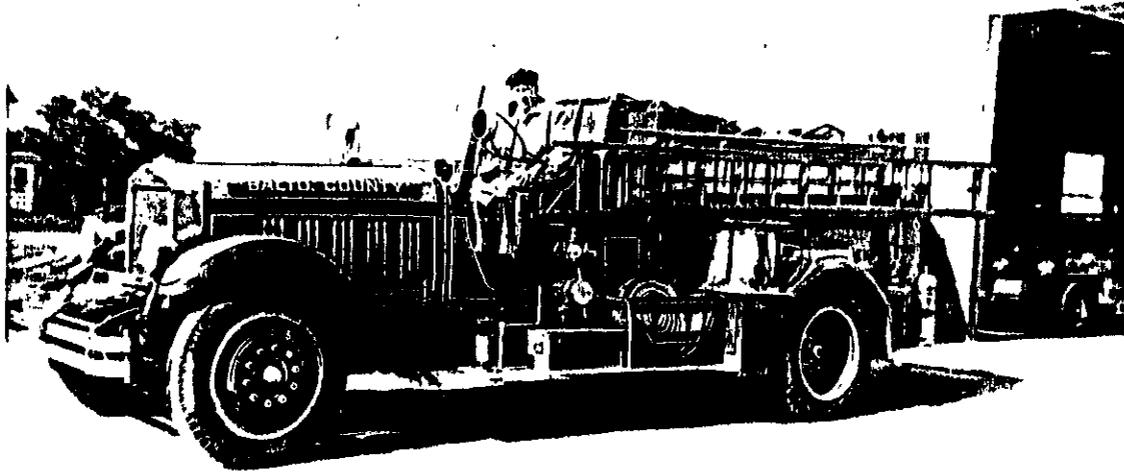


Figure 7: Jacksonville's first fire engine, a 1929 American LaFrance.

company outside the beltway to start a water rescue team with a boat (after Hurricane Agnes). A declining need for this service caused it to be discontinued in the 1980s. The JVFC volunteer ambulance was the first in the area to begin specialization in pediatric care; using appropriate equipment and specialized training in local rescue efforts, many of the members have received local and national recognition for their unselfish service.

6.3.2 Current Status and Near-Term Upgrades

The company has recently completed a building addition and renovation. This new and enlarged facility allows it to efficiently operate and meet the ever increasing demands of emergency services. The training of personnel, the community's first line of defense, is paramount. The demands on these volunteers continues to increase. The average member can easily amass over 200 hours annually just in training. Far above the basic skills of fire fighting and medical aid, the company continues to advance in required specialized training. New disciplines include dealing with hazardous materials, specialized rescue, IV, cardiac and advanced trauma training, tactics and management, specialized rescue, and a series of classes never dreamed of years ago. The new station provides much-needed space and will allow for growth in the future. It houses 8 pieces of state-of-the-art equipment that are specifically directed to support our rural area. The present main fire engine is shown in Figure 8.



Figure 8: Jacksonville's newest fire engine.

6.3.3 Long-Term Needs and Goals

There is an immediate need to specify requirements and advertise for bids for replacement of the 6-year-old medic unit at an anticipated cost of over \$100,000. Another immediate need is a public awareness campaign. Many people do not understand the workings of a volunteer fire company. A critical present and future need is for membership. The company must diligently recruit and retain members as it enters the next century. The demographics of the Greater Jacksonville area has left the company with an unusually high turnover in members. Young members leave as they start a search for their first home and career in other areas. This membership need is for both emergency service and administrative assistance. The emergency response load of the company has nearly doubled in the last ten years. The administrative aspect increases with additional paperwork, fund raising and the continued importance of educating the community's children in fire safety.

RECOMMENDATIONS:

1. Replace Medic unit.
2. Maintain and increase volunteer participation. Publicize the need for additional volunteers for the various activities of the Company.
3. Increase the level of public contributions for basic operations and for the ambulance service and equipment in addition to the eventual retirement of the fire house mortgage.

6.4 Reading Center

In the early 1980s Baltimore county established a Mini-Library in Jacksonville at the Manor Shopping center. The Library was properly staffed with two full-time employees and approximately 40 volunteers performing services at different times of the week. The facility was widely used by residents of the Greater Jacksonville community.

In February 1993, Baltimore County closed the Jacksonville Mini-Library, along with seven others as a way to trim the county budget. The residents of the Greater Jacksonville community were very upset with this decision and have lobbied for the past five years for the return of the Mini-Library.

In 1997, the Jacksonville Planning Committee and Baltimore County developed a formal plan for the return of a limited library facility to Jacksonville in the form of a Reading Center. This plan included provision of funding by the county of \$50,000 the first year, and \$25,000 for the second and third years. Beyond that, the Jacksonville Reading Center would have to be supported solely within the Jacksonville community.

The Reading Center will be primarily focused on providing books suitable for elementary school children, and additionally, popular adult titles. A reading center is different from a mini-library in at least one way; that is, the community controls the facility rather than the county. The positive aspect of this is that the community will not lose the center as a result of arbitrary county budget cuts. The success of the Jacksonville Reading Center will depend almost totally on the efforts of individuals and businesses in the Greater Jacksonville area.

Baltimore County has assisted two other communities in opening reading centers; Greenspring and Turner Station. Volunteers work behind the counter and assist patrons with questions and check out requested materials. The reading materials are divided into two classes: books purchased and books donated. Purchased books are funded through a combination of county funds and donations made to the reading center from local business and residents. The donated books come from local residents; they can either be retained for lending or sold for a nominal amount to patrons. The proceeds will be used to purchase new books and to pay operating expenses.

The Greenspring Reading Center book shelves were a donation from a local merchant and the center furniture was donated by local residents. Since all of the county seed money will be used to buy books and pay the operating cost of the leased space, the Jacksonville Center will be looking to the community for assistance, similar to that provided to Greenspring. It is well documented that Jacksonville provided great support for the Mini-Library. The new center will be looking for the same support.

Greenspring suggests the purchase of some large-print books, as they have been very popular within their membership. Membership in the Jacksonville Reading center will be free, but all contributions will be gratefully accepted.

It remains a goal of the Greater Jacksonville community that, at some point, a mini-library be re-established under the auspices of Baltimore County. In the meantime, the Reading Center will serve a much-needed function.

RECOMMENDATION:

Re-establish the County mini-library in Jacksonville.

7 Traffic Circulation

7.1 Existing Situation

Two important traffic routes crisscross the planning area. MD 146 (Jarrettsville Pike) is a two-lane, north-south route and MD 145 (Paper Mill Road/Sweet Air Road) is a two-lane, east-west route. The intersection where Jarrettsville Pike, Paper Mill Road and Sweet Air Road meet is known as Four Corners. It is the only signalized intersection in the planning area.

Jarrettsville Pike, Paper Mill Road, and Sweet Air Road handle traffic which is both regional and local in nature. These roads are under the jurisdiction of the State Highway Administration (SHA). The 1993 Federal Highway Classification map for Baltimore County prepared by the SHA classifies Jarrettsville Pike and Paper Mill Road as rural minor arterials. Sweet Air Road is classified as a rural major collector.

All other roads in the planning area provide primarily local service and are under the jurisdiction of Baltimore County. Blenheim Road and Stansbury Mill Road (which is located just outside the planning area) provide mostly local service by feeding traffic to major roads. Hillendale Heights Road provides access to the Jacksonville Elementary School and the Overshot residential subdivision. The remaining roads provide for local access and are designed as residential streets.

Table 5 shows 1996 average daily traffic volumes for the major roads in the planning area and projected volumes for 2015. Jarrettsville Pike handles the largest traffic volumes. The second most important road is Paper Mill Road. The next most heavily traveled road is Sweet Air Road. All of these roads will experience traffic volume increases in the future.

Table 5: Average Daily Traffic Volumes and Projections.

Location	1996	2015
Jarrettsville Pike south of Paper Mill Road/Sweet Air Road	15,050	20,000
Jarrettsville Pike north of Paper Mill Road/Sweet Air Road	13,950	18,000
Paper Mill Road west of Jarrettsville Pike	9,275	14,000
Sweet Air Road east of Jarrettsville Pike	5,850	12,000

Source: State Highway Administration

Sidewalks in the planning area are limited to a few locations along the major roads. Sidewalks have been installed along the road frontage of the following properties: Jacksonville Elementary School, Manor Shopping Center, Sparks Bank, Jacksonville Pharmacy, Amoco Station, Blockbuster Video, and the Exxon Station. Pedestrian access among the various uses in the commercial core is hampered by broken sidewalk connections.

7.2 Recommendations

The following improvements are recommended in order to provide a safe circulation system in the future:

1. **Four Corners Intersection;** Traffic flow at this intersection should be improved. This can be accomplished by providing right-turn lanes on northbound Jarrettsville Pike, eastbound Paper Mill Road, and westbound Sweet Air Road. The right-turn lane on Jarrettsville Pike should extend to the Manor Shopping Center entrance. Cooperation of the SHA will be needed to implement these improvements.
2. **Blenheim Road Bridge;** Widen the bridge over Overshot Run to two lanes.
3. **Stansbury Mill Road and Jarrettsville Pike Intersection;** Although this intersection lies just outside the planning area, it is functionally very important to the area. The sharp angle of this intersection is a problem. Stansbury Mill Road should be realigned so that it intersects with Jarrettsville Pike at a right angle. This intersection should be studied to determine if a traffic light is warranted, especially during the morning peak period.
4. **Pedestrian Travel;** To enhance the Rural Commercial Center and to provide for pedestrian accessibility and safety, sidewalks should be provided along both sides of Jarrettsville Pike, Paper Mill Road, and Sweet Air Road where they currently do not exist. An organized effort to encourage the owners of developed commercial properties to install sidewalks should be initiated. In the case of undeveloped properties and properties where an existing building or use is enlarged, sidewalks should be constructed concurrent with the development or improvement of the individual properties. Sidewalks on Paper Mill Road should extend beyond the Rural Commercial Center boundary to Robcaste Road. The installation of new sidewalks along state roads should be coordinated with the SHA. Also, the SHA should paint crosswalks at the Four Corners intersection.

These improvements are indicated on Map 9 in Appendix E.

A Contributors to this Plan

- RONALD ALLEN
- MICHAEL ANTHONY
- SUSAN ANTHONY
- JOSEPH BARTENFELDER, BALTIMORE COUNTY COUNCILMAN, 6TH DISTRICT
- DONALD BETZ
- KIM BLUMISH
- MURRAY BRADLEY
- ARTHUR BURLEIGH
- ROBERT CHILCOAT
- MITCHELL DALY
- RAYMOND DIETZ
- DEBORAH DOPKIN, ESQ.
- CLAUD GAMBLE
- RANDY JAVINS
- ANDREW KLEIN, KLEIN'S GROCERY STORES
- HOWARD KLEIN, KLEIN'S GROCERY STORES
- DALE KNAPP
- WILLIAM LEAMAN
- ELIZABETH H. LEHMANN
- TIMOTHY MADDEN
- WILLIAM MALSTROM
- JEFF MAYHEW, BALTIMORE COUNTY OFFICE OF PLANNING
- PETER MC ENTEE, CHAIR, LAND USE SUBCOMMITTEE
- JAMES MCCOY, CHAIR, PLANNING COMMITTEE
- T. WRAY MCCURDY, ESQ.
- JOHN MCGRAIN, BALTIMORE COUNTY HISTORIAN
- WILLIAM MONK

- RICHARD MOORE
- SHERRY A. MOYER
- PETER PAICOPOLIS
- JONAS RYCKIS
- SARAH RYCKIS
- MAE SCOTT
- WILLIAM SCOTT
- DANIEL SHANAHAN, CHAIR, STREETScape SUBCOMMITTEE
- DR. OSCAR SHAPIRO
- GAIL TALBOTT
- THE TRAFFIC GROUP
- GLEN THOMAS
- DR. KENNETH WEAVER
- DENNIS WERTZ, BALTIMORE COUNTY OFFICE OF PLANNING
- DILYS WILLIAMS
- RITA WILLINGHAN

B Summary of the Jacksonville Business Owner-Operator Survey

Seventy-one businesses in the Jacksonville Rural Commercial Center were surveyed to gain a comprehensive assessment of issues which concern the business community. 26 of 71, or 37%, of the businesses responded; therefore the results are considered a valid representation of the feelings of the group. The responding businesses employ 210 people.

The questions posed in the survey and the corresponding answers are as follows:

1. Is sales volume of the business commensurate with local growth? Of those businesses responding, 46% felt that their sales volume was commensurate with local growth, 42% did not, and 12% were undecided.
2. Do you believe a streetscape initiative would enhance your business? 34% thought it would, 58% did not, and 8% were undecided.
3. Would you like a measure of control regarding future development of duplicate businesses within the Rural Commercial Center immediate area? 69% indicated they would, 31% did not.
4. Would current sales be adversely affected if potential additional business development was included in the Rural Commercial Center plan? 27% thought sales would be affected, 54% did not, 19% were undecided.
5. What business issues would you like to see addressed in the Rural Business Center plan? In the returns, the following items were cited:
 - Maintaining a "small town" atmosphere.
 - Return of the Mini-Library.
 - No "artificial-looking" streetscape modifications.
 - *Consideration of existing and potential traffic patterns.*
 - No additional fast-food establishments.
 - The need for up-scale "quality" restaurants
 - No duplicate stores, and no large chain stores.
 - Bury BGE (and similar) lines and clean up signage.
 - Creation of an employment pool for use of local business.
 - Need for closer relationship with any organization proposing change, new businesses, and developmental growth.
 - Need for better advertising.
6. Would you like to see the development of a business owner/operator organization to present a consensus assessment of issues included in the current Rural Commercial Center plan or any future such plan? 85% said they would, 7.5% said they would not, and 7.5% had no opinion.

Recommendation:

A business owner/operator association should be formed.

C Summary of the Planning Committee's Residential Survey

In an effort to develop a community based plan, the Greater Jacksonville Association conducted a Residential Survey in 1995 in order to determine the views and desires of area residents. This survey measured opinions on issues such as community and future development. The following is a brief summary of those results:

What 60% of area residents like most about living in the greater Jacksonville area is its rural/country setting. The respondents evaluated the following services and characteristics provided by the Jacksonville community and graded them as either Excellent or Good: The top score was for fire protection with 13% of the respondents rating it as Excellent or Good, then the rural atmosphere with 12%, followed by emergency services, schools and housing opportunities all receiving 11%. It is not surprising that only 1% of the respondents rated public transportation in this category.

When asked what additional businesses or services are wanted and needed in the Jacksonville area, residents most popular response of all 44 businesses and services listed was that no additional businesses are either wanted or needed (this one particular category received 24% of the responses). Residents opinion of the least needed addition to the Jacksonville area is a video store. (The video store received 29% of the total primary responses for 44 different categories).

Forty two percent of residents feel that maintaining a rural and controlled growth atmosphere is considered to be very desirable; an additional 22% of residents feel that community input for future commercial development purposes is important to them. Overall, further development was seen by 60% of residents as something that would not improve the quality of life here. Of 31 issues identified as facing the greater Jacksonville area today, 30% of all residents felt that the one most important issue is the ability to control growth and development.

When the residents were asked how they feel about future development in the greater Jacksonville community as a whole, their responses were broken into two tiers: the upper tier includes rural, open space preservation and forest preservation which each received 31% of the very desirable responses, followed by agricultural uses which received 18%, then recreational facilities which received 15%. The lower tier was headed up by residential development which received 4% of the not desirable responses, followed by further commercial development which received 1% and finally, the lowest not desirable response was determined to be industrial development which received only .2%. Further industrial, commercial and residential development is considered undesirable by 92% of residents, whereas 62% of residents feel that preservation of rural, open space and forested areas was found to be their most desirable wish.

D Plants Which Do Well in the Jacksonville Area

In accordance with the recommendations of the Federated Garden Clubs of Maryland, the following list includes native plants which are well-suited to this area.

D.1 Trees

Red Maple (*Acer rubrum* L.), American Beech (*Fagus grandifolia*), Pin Oak (*Quercus palustris*), Northern Red Oak (*Quercus rubra*), Ironwood (*Ostrya virginiana*), Butternut, also called White Walnut (*Juglans cinerea*), Yellow Poplar (*Liriodendron tulipifera*), American Holly (*Ilex opaca*), Eastern White Pine (*Pinus strobus*).

D.2 Understory trees or shrubs

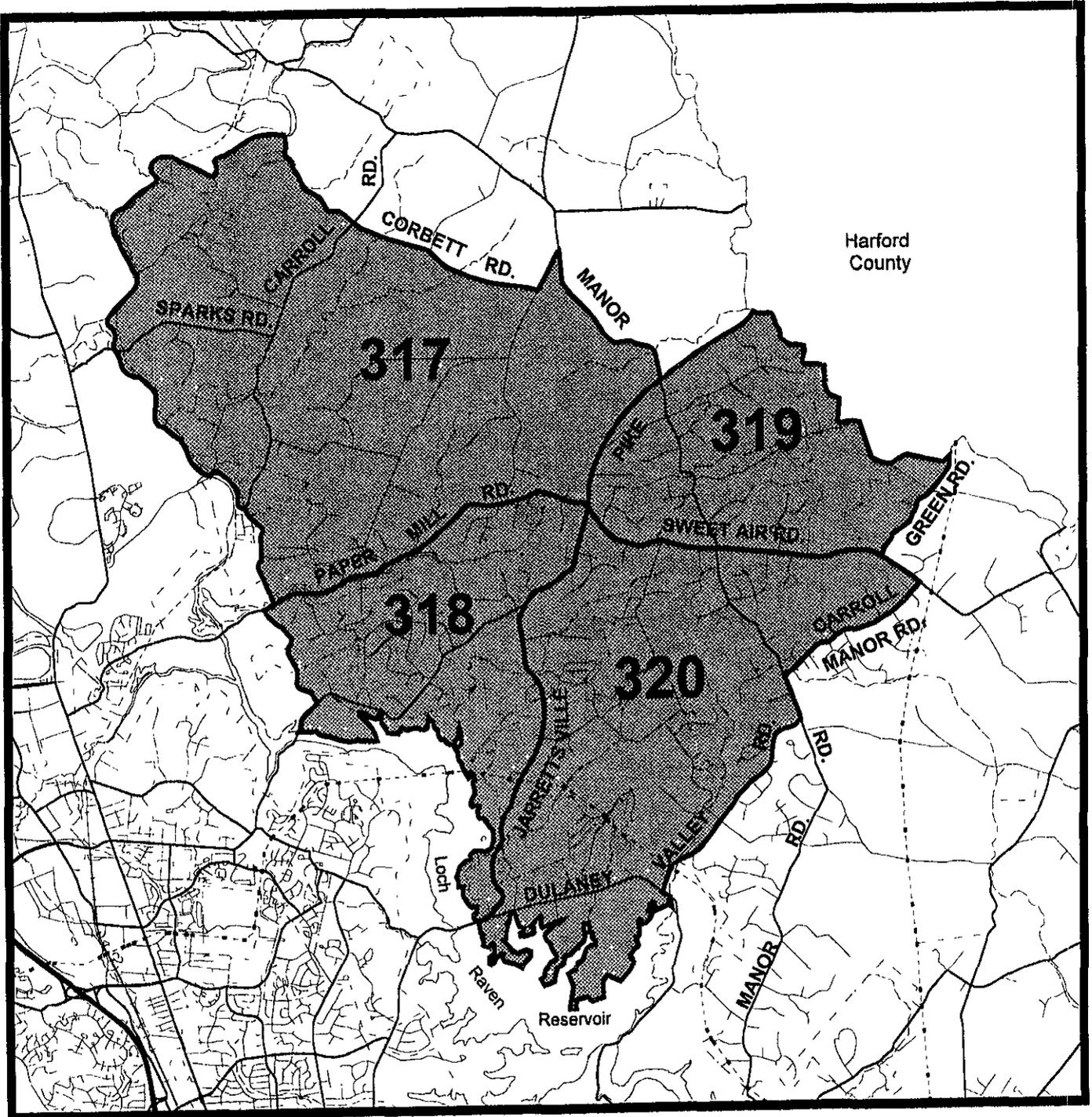
Scotch Pine (*Pinus sylvestris*), Arbor Vitae (*Thuja occidentalis*), Leyland Cypress (*Cupressocyparis leylandii*), Witch Hazel (*Hamamelis virginiana*), Flowering Dogwood (*Cornus florida*), Sweet Pepper Bush (*Clethra alnifolia*), Forsythia, Smooth With-rod (*Viburnum nudum*), Barberry (*Berberis*).

D.3 Perennials and Ground Cover

Yucca, Black-Eyed Susan (*Rudbeckia hirta*), Coreopsis or Tickseed, Pachysandra, Daffodils, various ornamental grasses.

E Maps for the Jacksonville Community Plan

1. Greater Jacksonville Area
2. Planning Area Boundaries
3. Regional Setting
4. Existing Land Use
5. Existing Zoning
6. Land Use Plan
7. Recommended Rural Commercial Center Boundaries
8. Potential Land Acquisition for Public Recreation
9. Recommended Road Improvements



**MAP 1
JACKSONVILLE
COMMUNITY
PLAN**



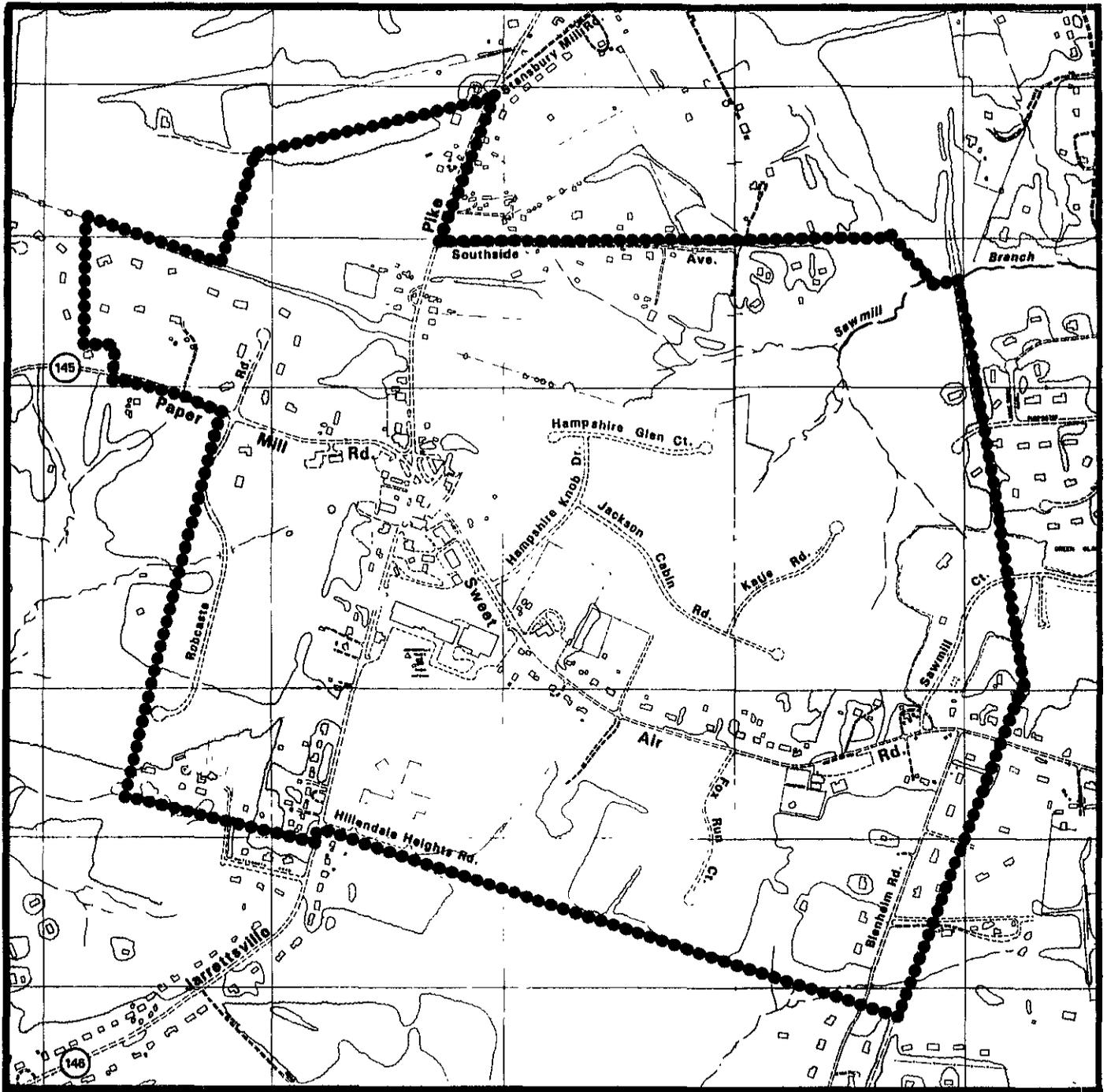
GREATER JACKSONVILLE AREA



Transportation Zone



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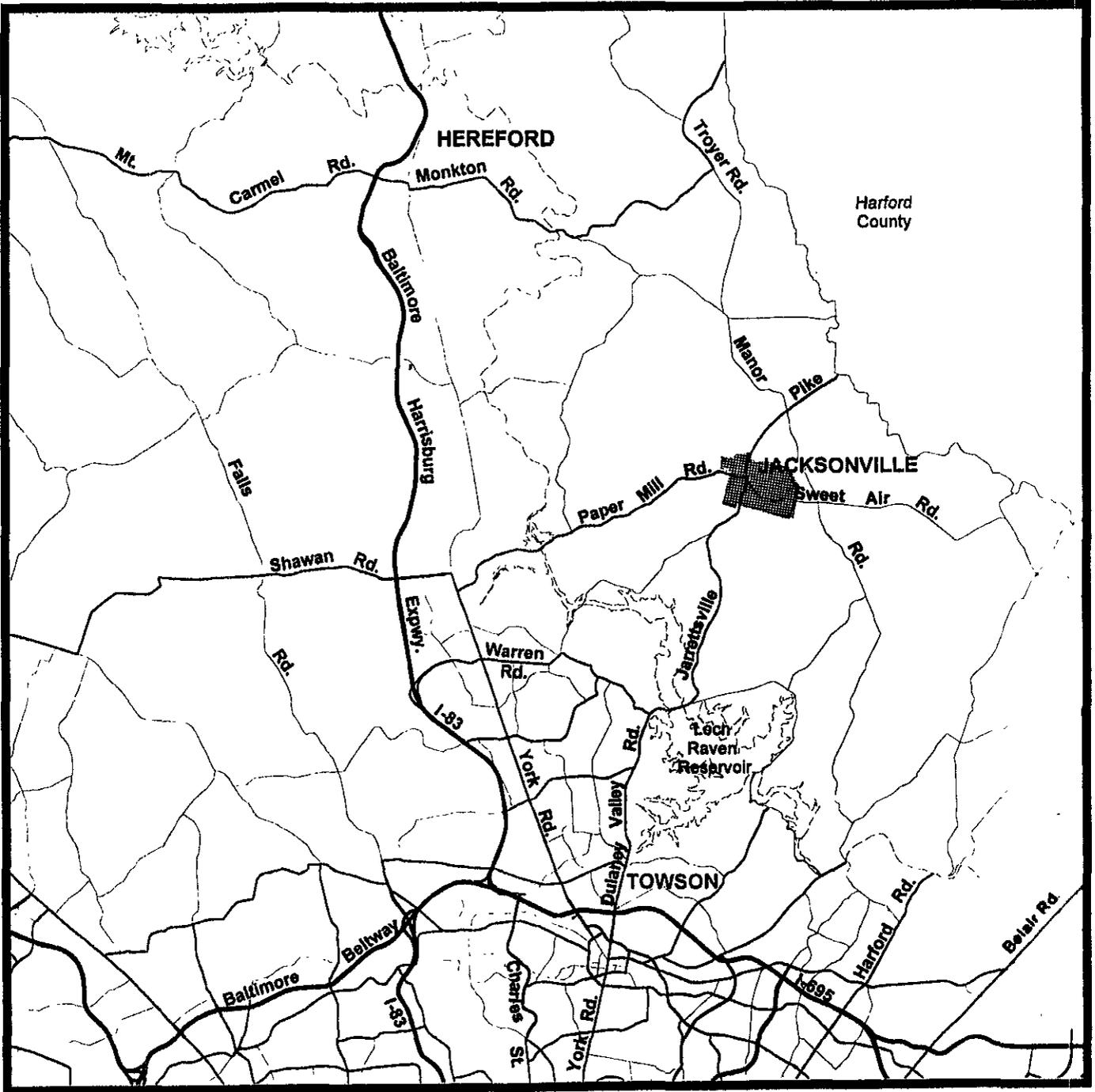
MAP 2
JACKSONVILLE
COMMUNITY
PLAN

PLAN AREA

 Plan Area Boundary



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 Office of Planning



**MAP 3
JACKSONVILLE
COMMUNITY
PLAN**

REGIONAL SETTING

 Plan Area



Baltimore County
Office of Planning



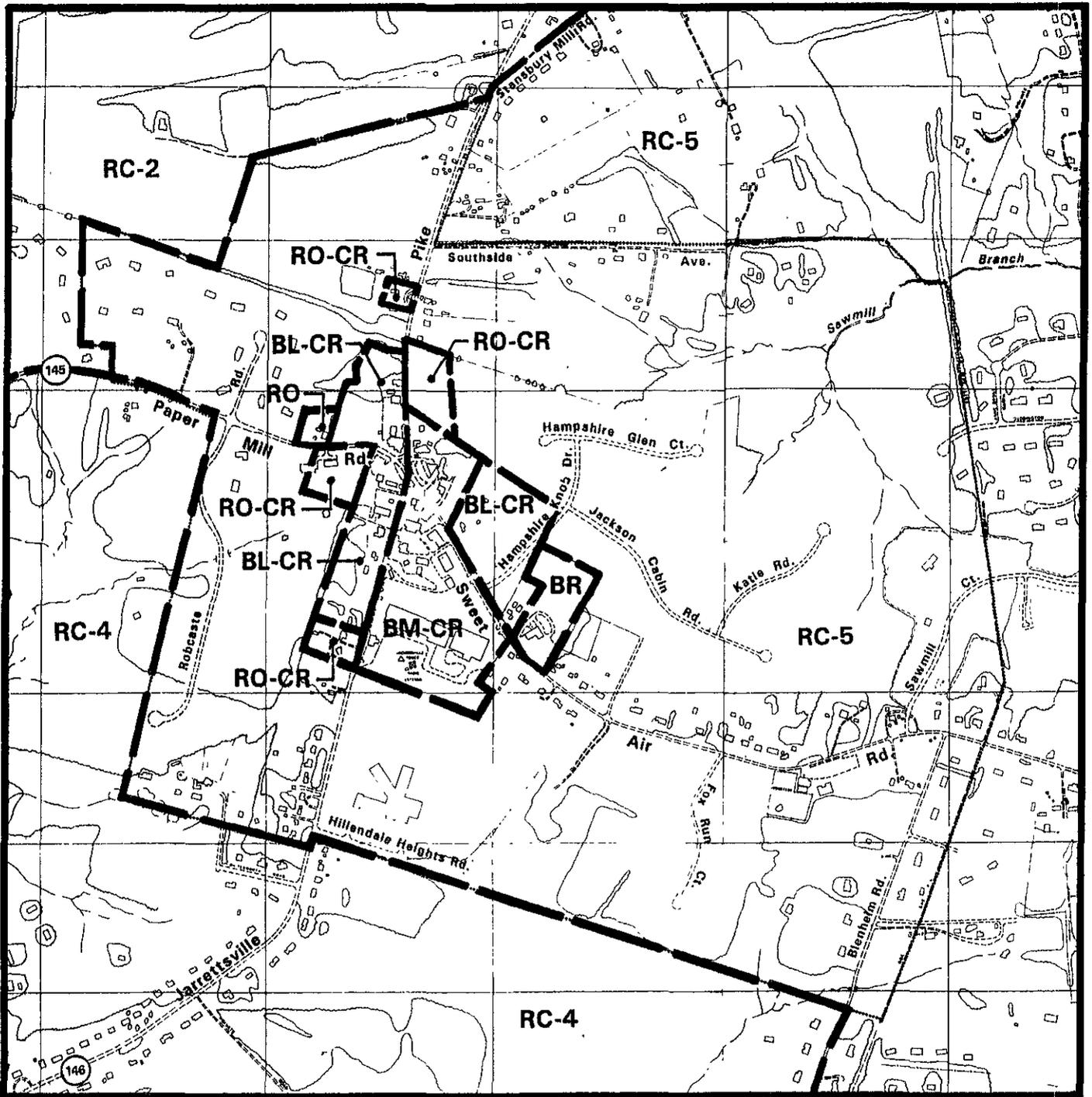
MAP 4
JACKSONVILLE
COMMUNITY
PLAN



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EXISTING LAND USE
 (March 1998)

-  Plan Area Boundary
-  Residential
-  Public Service
-  Office
-  General Commercial
-  Undeveloped (Agricultural, Vacant, Idle, or Stormwater Management)



**MAP 5
JACKSONVILLE
COMMUNITY
PLAN**

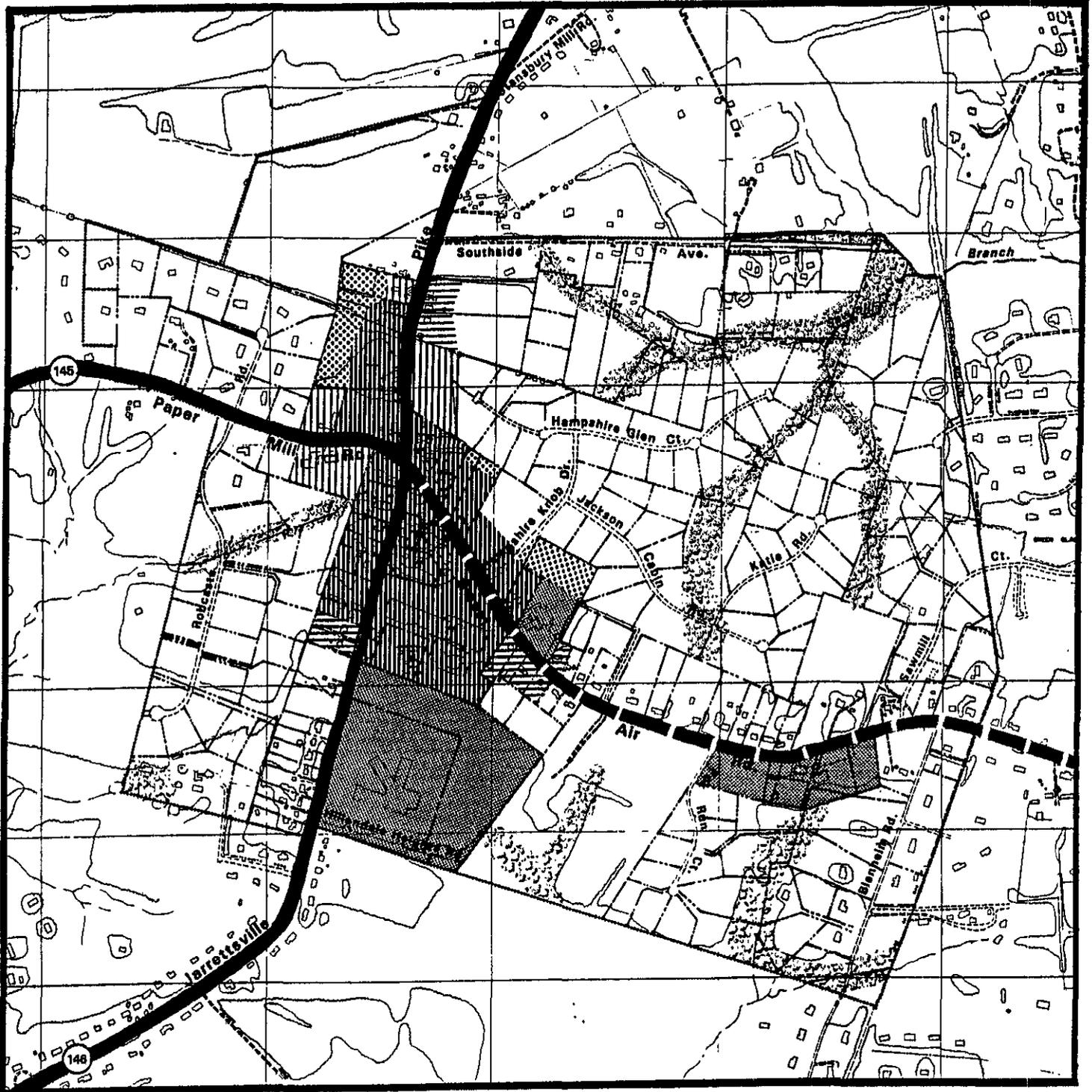


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Office of Planning

EXISTING ZONING

-  Plan Area Boundary
-  Zoning Boundary and Designation

- RC-2 RESOURCE CONSERVATION, AGRICULTURE
- RC-4 RESOURCE CONSERVATION, WATERSHED PROTECTION
- RC-5 RESOURCE CONSERVATION, RURAL RESIDENTIAL
- RO RESIDENTIAL OFFICE
- RO-CR RESIDENTIAL OFFICE - COMMERCIAL, RURAL DISTRICT
- BL-CR BUSINESS, LIGHT - COMMERCIAL, RURAL DISTRICT
- BM-CR BUSINESS, MAJOR - COMMERCIAL, RURAL DISTRICT
- BR BUSINESS, ROADSIDE



MAP 6
JACKSONVILLE
COMMUNITY
PLAN



Baltimore County
 Office of Planning

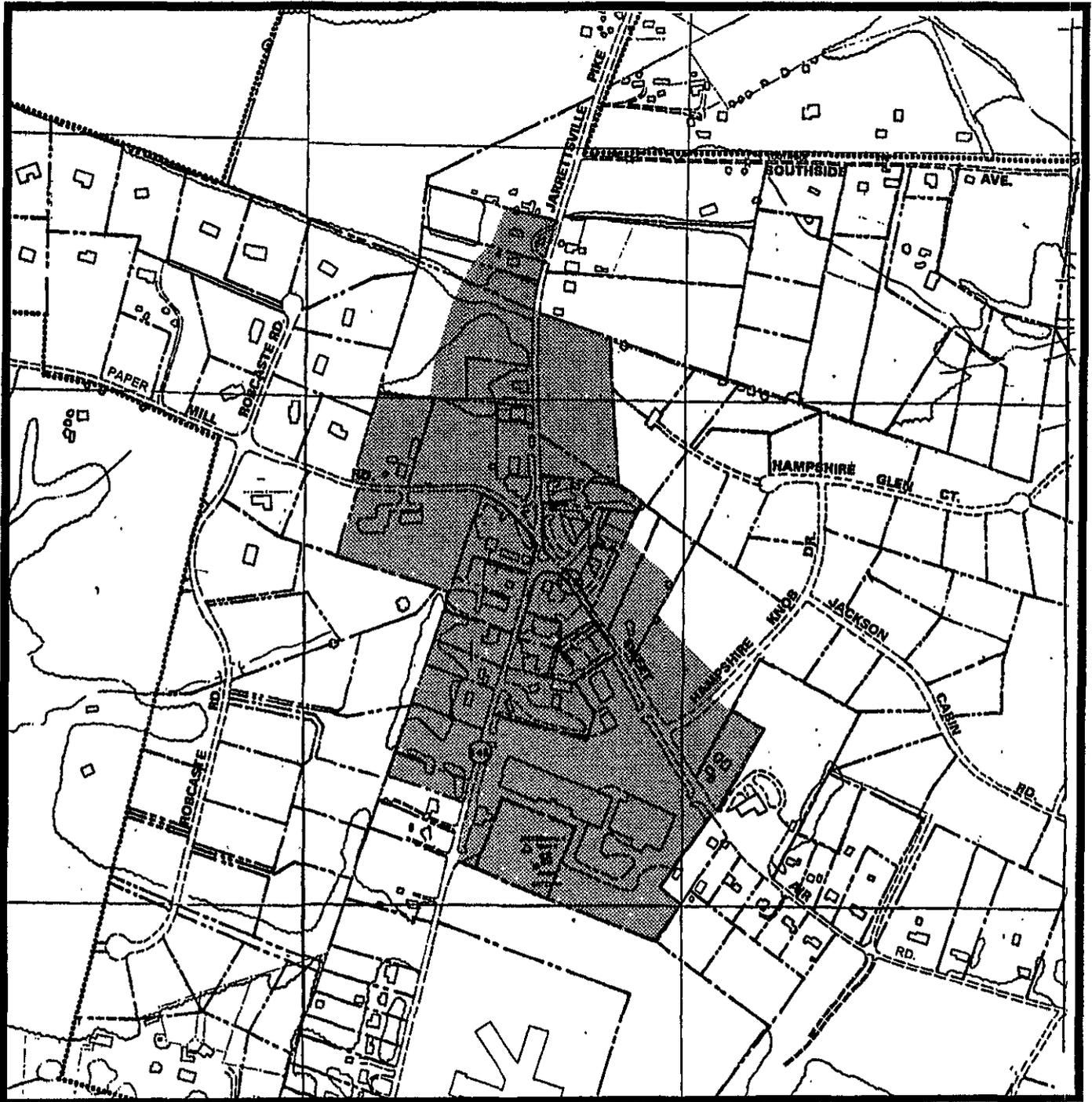
LAND USE PLAN

- Plan Area Boundary
- Rural Residential
- Residential Office
- Office
- General Commercial
- Community Facility

- Stream System Open Space
- Private Open Space

ROAD CLASSIFICATIONS

- Rural Minor Arterial
- Rural Major Collector
- Local Road

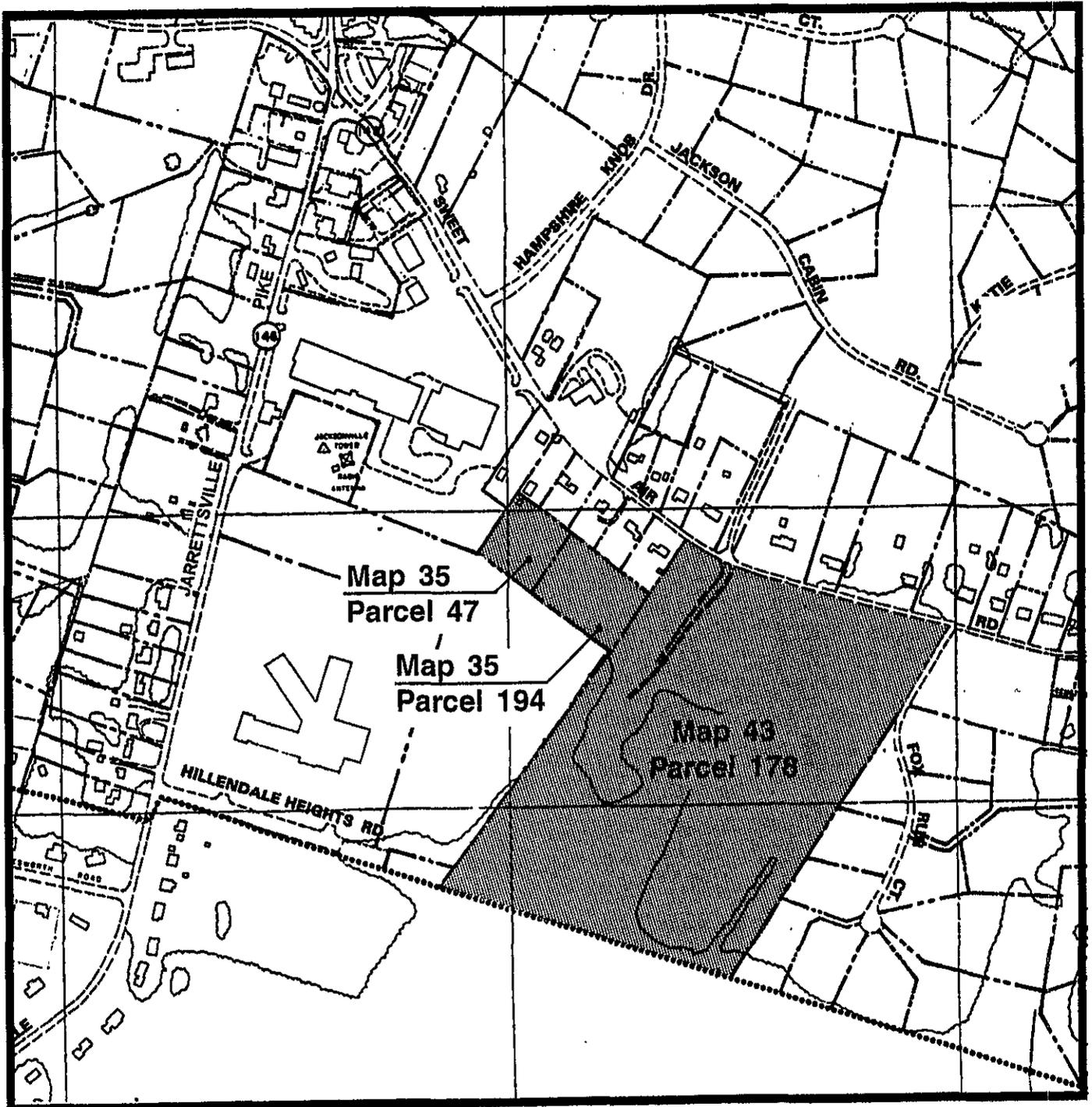


**MAP 7
JACKSONVILLE
COMMUNITY
PLAN**

**RECOMMENDED RURAL BUSINESS
CENTER BOUNDARIES**



**Baltimore County
Office of Planning**

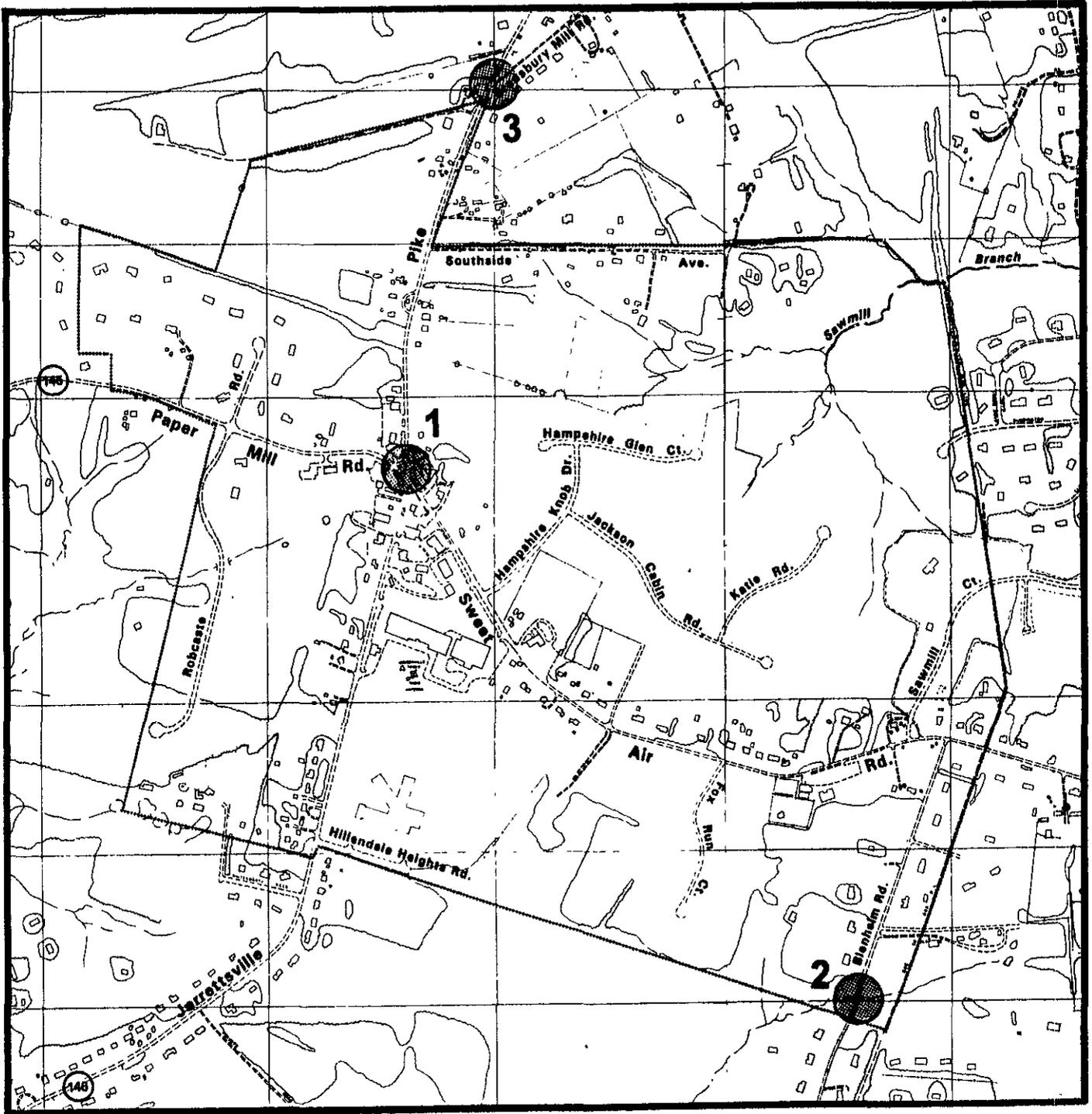


MAP 8
JACKSONVILLE
COMMUNITY
PLAN

**POTENTIAL LAND ACQUISITION
FOR PUBLIC RECREATION**



Baltimore County
Office of Planning



MAP 9
JACKSONVILLE
COMMUNITY
PLAN



 Baltimore County
 Office of Planning

RECOMMENDED ROAD IMPROVEMENTS

-  Plan Area Boundary
-  Add Northbound, Eastbound, and Westbound Right Turn Lanes
-  Bridge Improvement
-  Intersection Improvement

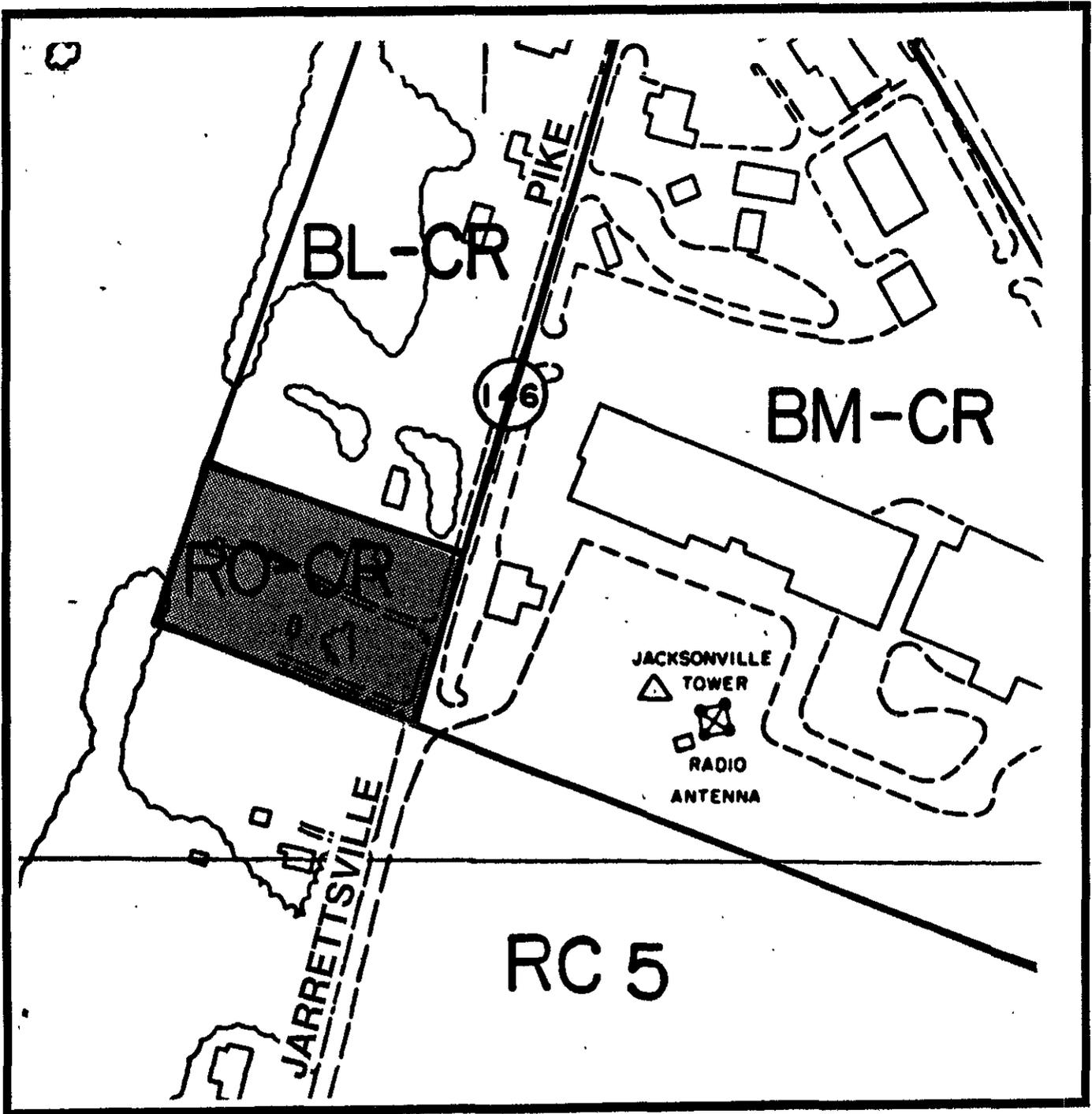
Note: Refer to text for further explanation.

F Recommended Zoning Map Amendments

Table 6: Recommended Zoning Map Amendments

Item No. *	Location	Total Acres	Existing Zoning	Proposed Zoning	Comments
1	W side of Jarrettsville Pike, 1200' S of Paper Mill Road/Sweet Air Road (14212 and 14214 Jarrettsville Pike).	2.0	RO-CR	R-O-A	R-O-A zoning will provide a transition area between future commercial development to the north and the existing residential properties to the south. R-O-A zoning will help retain the residential character of the existing dwelling and the existing insurance office but allow them to be used for offices.
2	N and S sides of Sweet Air Road, 725' and 400' E of Hampshire Knob Drive, respectively (3501, 3505, 3509, and 3512 Sweet Air Road).	3.6	RC-5	R-O-A	R-O-A zoning will provide a transition area between the existing shopping center and the existing fire station to the west and the existing residential properties to the east. R-O-A zoning will help retain the residential character of the existing dwellings but allow them to be used for office purposes.
3	W side of Jarrettsville Pike, 850' N of Paper Mill Road/ Sweet Air Road.	2.8	RC-5	RC-5-CR	This site is a potential off-street parking area for future commercial development on the adjoining BL-CR zoned land. The proposed zoning change should not be enacted unless a restrictive covenant agreement between the Greater Jacksonville Association and the property owner or developer is executed.
4	E side of Jarrettsville Pike, 250' S of Southside Avenue (14335 and 14345 Jarrettsville Pike).	3.3	RC-5	R-O-A	R-O-A zoning will provide a transition area between future office commercial development to the south and future residential development to the north. R-O-A zoning will help retain the residential character of the existing dwellings but allow them to be used for office purposes. Adjacent to Item 3.
5	W side of Hampshire Knob Drive, 350' N of Sweet Air Road.	3.8	BL-CR	RC-5	No direct access to a major thoroughfare. Access via Hampshire Knob Drive, a local street that serves the Fields of Four Corners and the Hampshire residential subdivisions. Development of commercial uses on this site would be detrimental to the adjacent residential properties and the general neighborhood. Adjacent to Items 6 and 7.
6	E side of Hampshire Knob Drive, 260' N of Sweet Air Road.	3.0	BR & BL-CR	RC-5	RC-5 zoning will provide a buffer area between the existing residential properties to the north and the existing fire station and future commercial development to the south. Adjacent to Item 5.
7	450' N of Sweet Air Road and 450' E of Jarrettsville Pike.	0.6	BL-CR & BM-CR	RC-5	RC-5 zoning will provide a buffer area between future commercial development to the south and the existing residential properties to the north. Adjacent to Item 5.

* Note: The item numbers in this table correspond to the map numbers which follow.

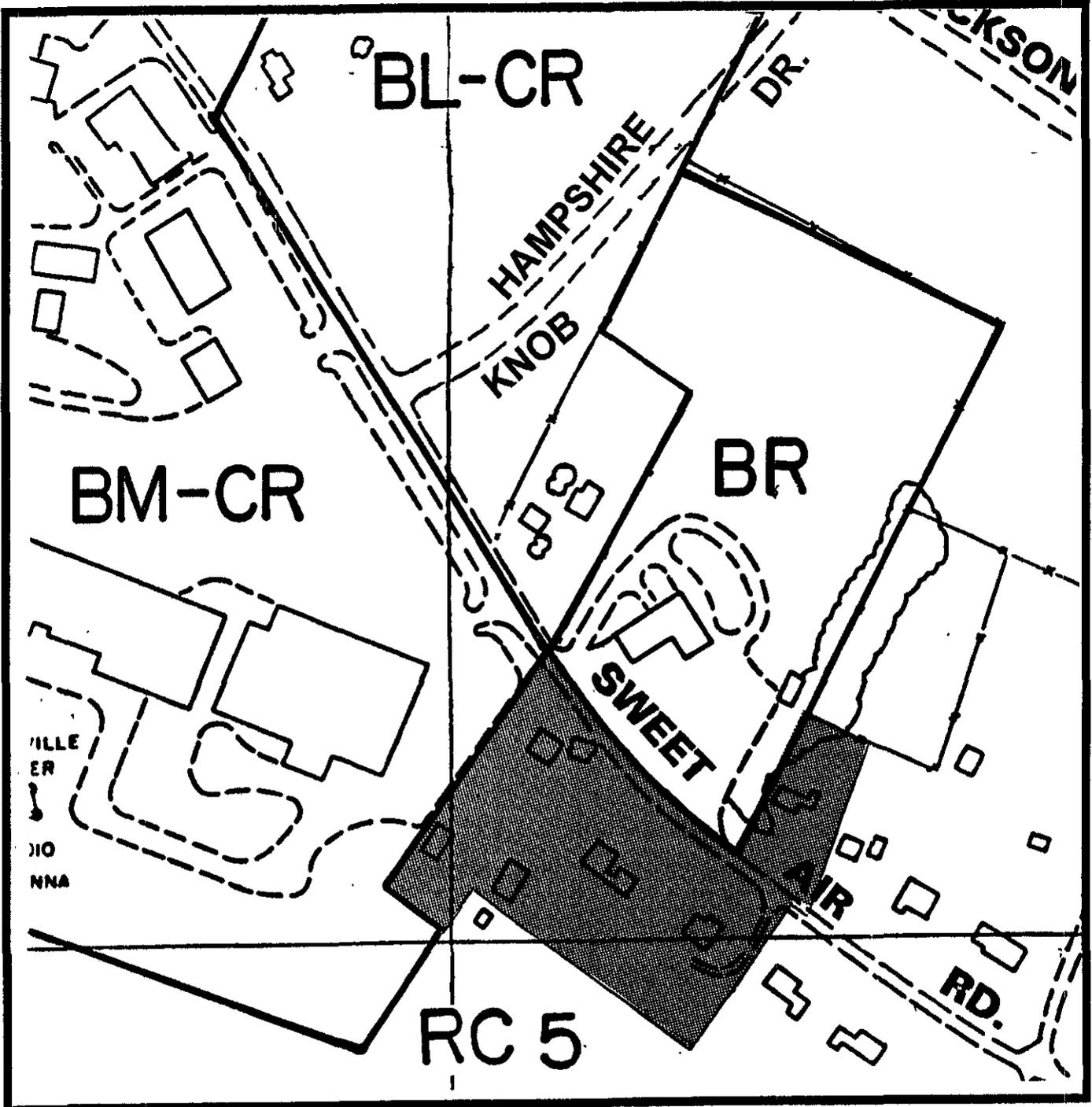


**JACKSONVILLE
COMMUNITY
PLAN**

**ITEM NO. 1
RO-CR TO ROA**



Baltimore County
Office of Planning

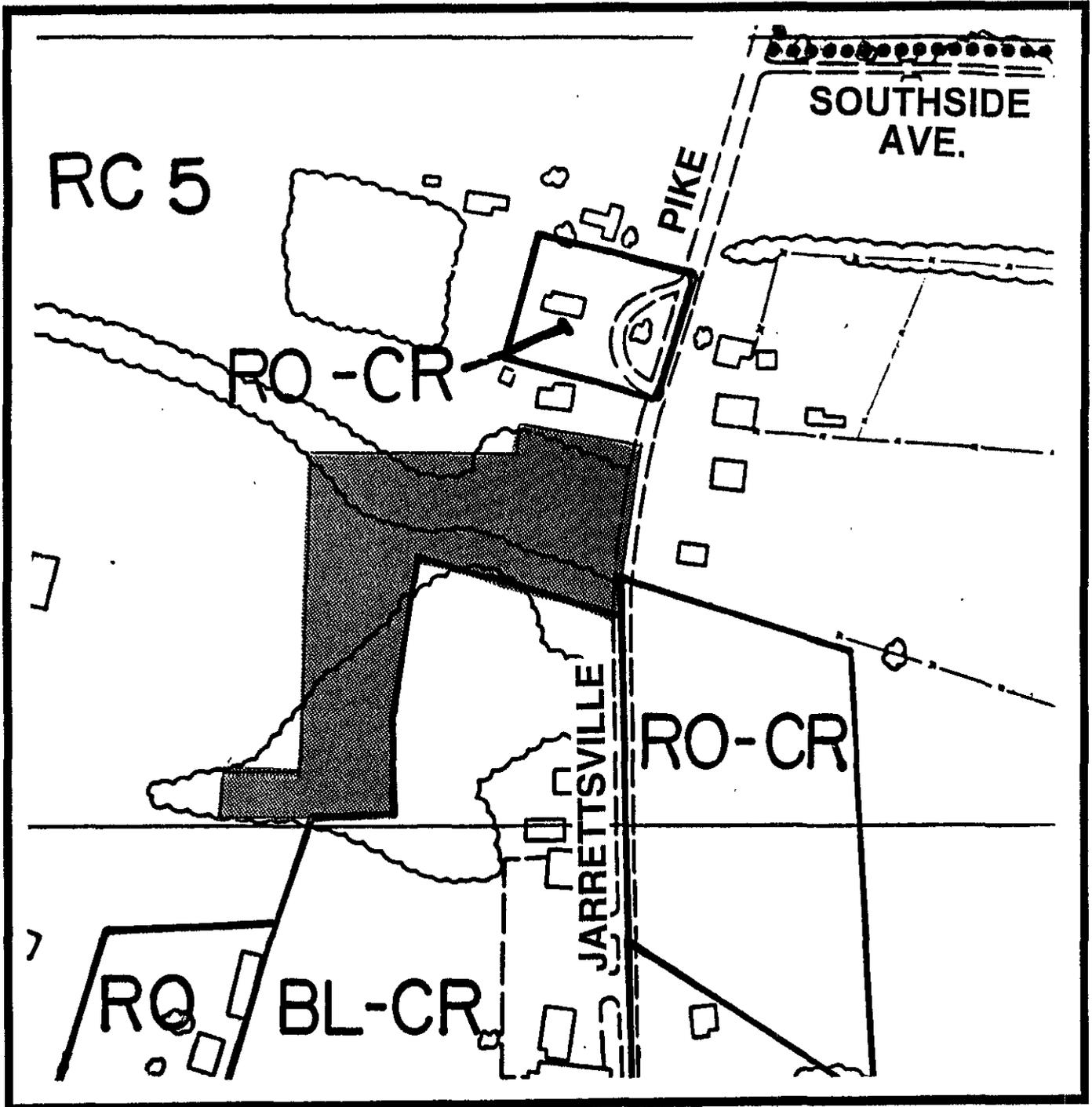


**JACKSONVILLE
COMMUNITY
PLAN**

**ITEM NO. 2
RC 5 TO ROA**



 Baltimore County
Office of Planning

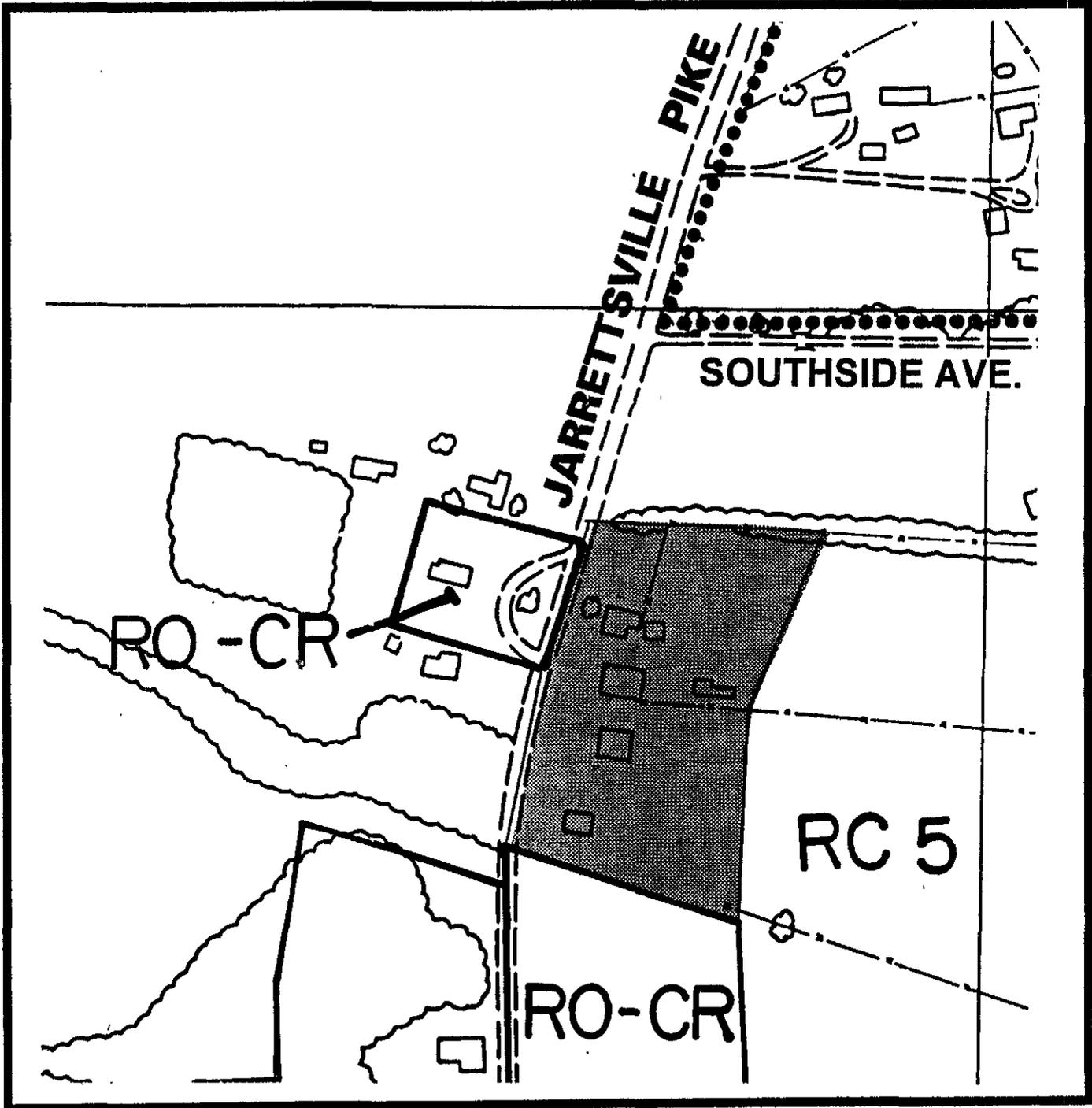


**JACKSONVILLE
COMMUNITY
PLAN**

**ITEM NO. 3
RC 5 TO RC 5-CR**

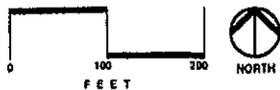


Baltimore County
Office of Planning

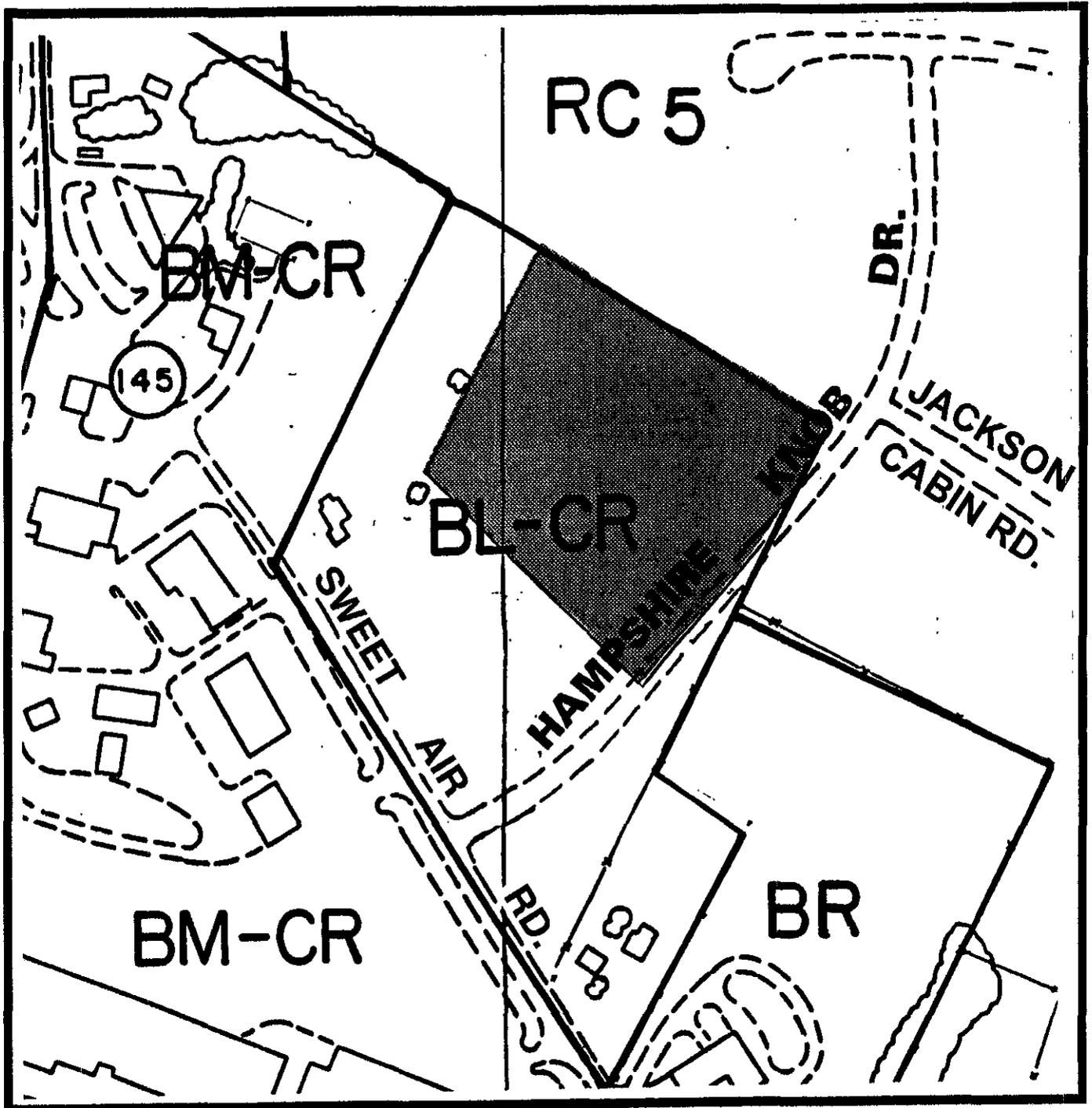


**JACKSONVILLE
COMMUNITY
PLAN**

ITEM NO. 4
RC 5 TO ROA



Baltimore County
Office of Planning

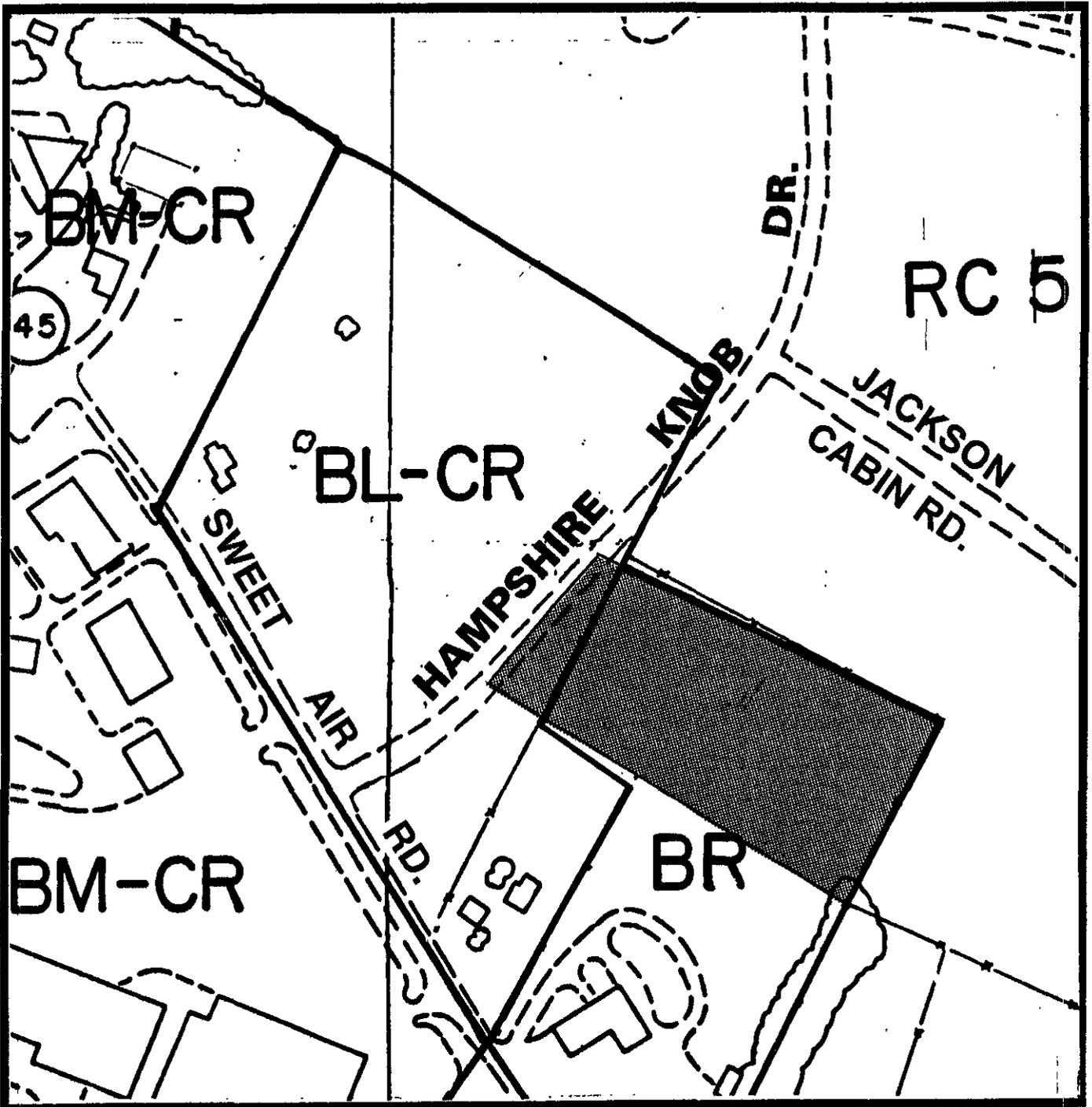


**JACKSONVILLE
COMMUNITY
PLAN**

**ITEM NO. 5
BL-CR TO RC 5**



Baltimore County
Office of Planning



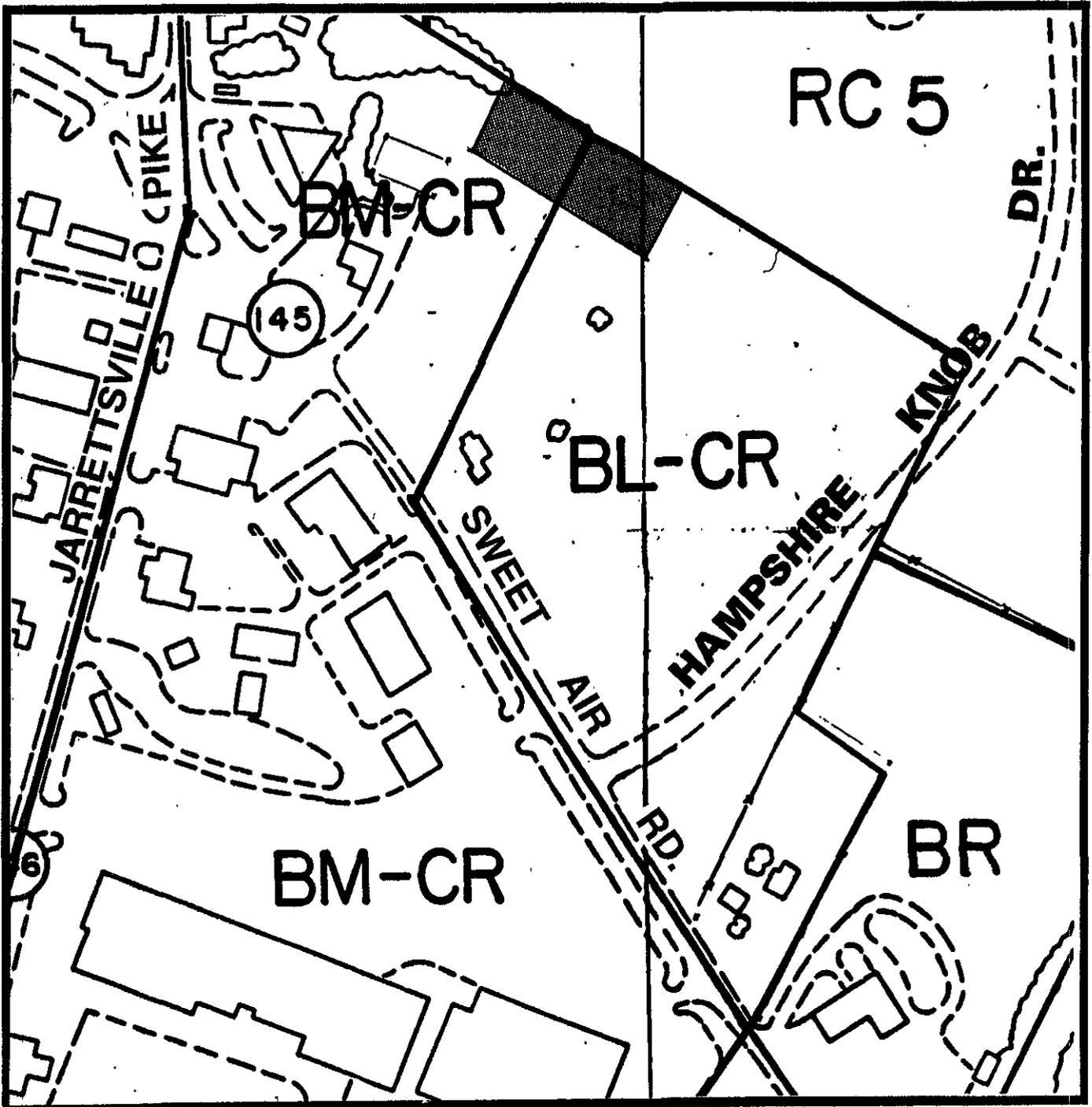
**JACKSONVILLE
COMMUNITY
PLAN**



**ITEM NO. 6
BR & BL-CR
TO RC 5**



Baltimore County
Office of Planning



**JACKSONVILLE
COMMUNITY
PLAN**



ITEM NO. 7
BL-CR & BM-CR
TO RC 5

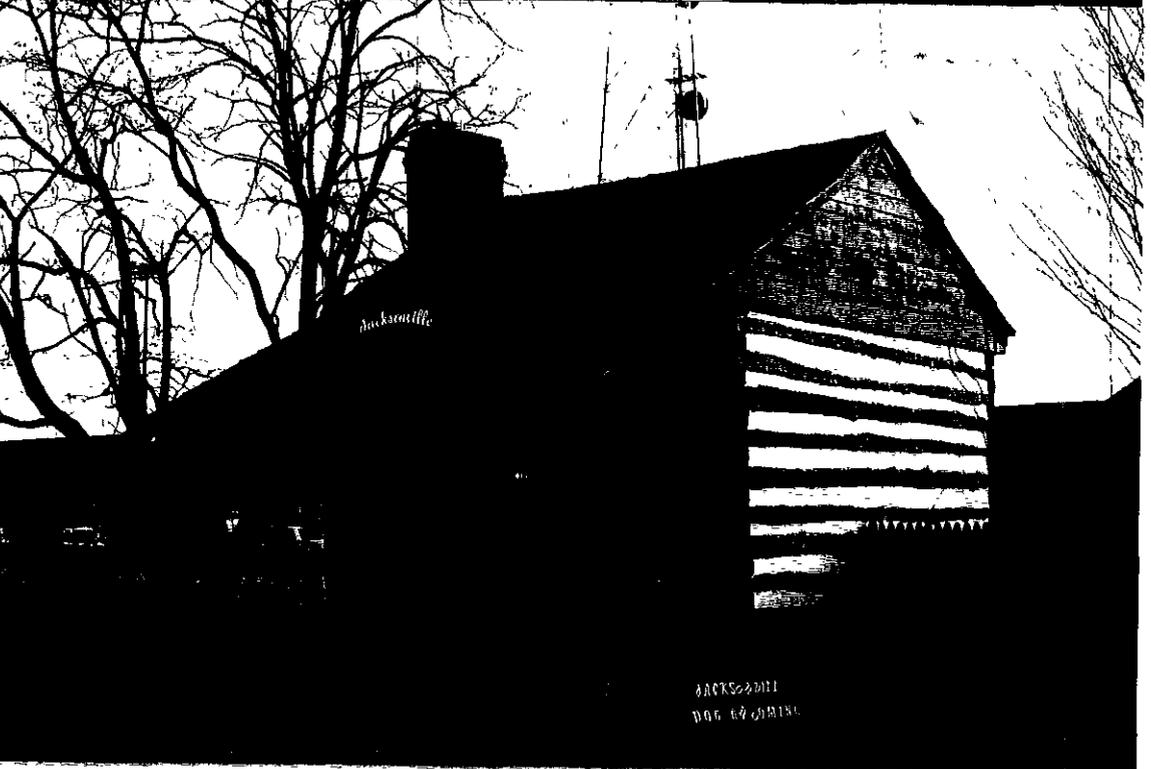


Baltimore County
Office of Planning

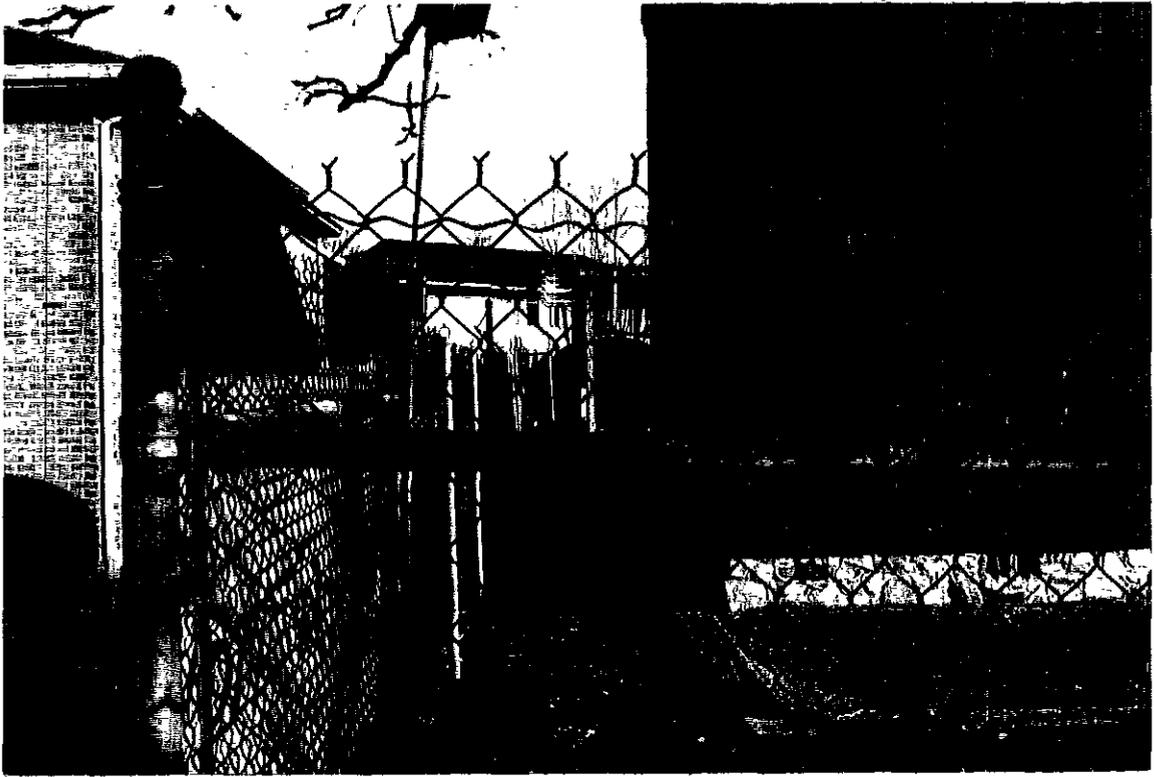
Petitioner's
Exhibit 3

photographs
99-315-A

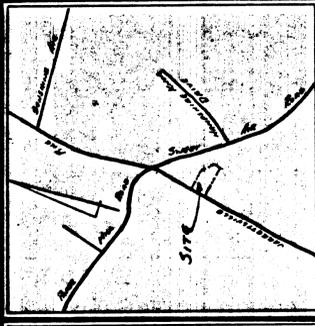




006 69 0110







VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES

- 1.) OWNER: ABRAHAM GOLDBERG, ET AL
10768 York Road
Cockeysville, MD 21038
Dist Ref: Lot No. 2644 Folio 381
Tax Acc. No. 1007047177
 - 2.) SITE DATA:
GROSS AREA OF SITE: 1,771 ACRES OR 77,148 SQ. FT.
CURRENT ZONING: BM-CR (SEE MAP NE.20C)
CURRENT USE: RETAIL SALES, NURSERY, FAST FOOD CARRY-OUT
FAIR CALCULATIONS:
EXISTING: 5,390 ± 77148 = 0.108
ALLOWED: 0.20
 - 3.) PREVIOUS COMMERCIAL BUILDING PERMITS:
B-100937 B-101753 C-394-88
B-104429 B-124273 C-1770-88
B-182787 B-200628
 - 4.) PARKING CALCULATIONS:
REQUIRED: RETAIL - 8 PER 1,000 SQ FT OF GROSS FLOOR AREA
8,390/1,000 = 8.39 X 8 = 42 SPACES REQUIRED.
EXISTING PARKING SPACES: 40 SPACES PROVIDED.
 - 5.) NO DRG REQUIRED PER D. ROSSON, 12/03/94, AND 12/23/96.
 - 6.) BUILDING "H" FOUNDATION AND FRAME WAS SELECTED PRIOR TO 1920.
 - 7.) THIS SITE IS NOT LOCATED IN THE CHEESAPEAKE BAY CRITICAL AREA.
- 8.) THERE IS NO ZONING HISTORY FOR THIS SITE.

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
SWEET AIR NURSERY
14227 Jarrattsville Pike
Phoenix, Maryland 21131
10th Election District 6th Councilmanic District
Baltimore County

DEVELOPER
Mr. Scott Walker
Sweet Air Nursery, Inc.
14227 Jarrattsville Pike
Phoenix, MD 21131
Phone (410) 667-8423
Current Building Permit No.: B-290626

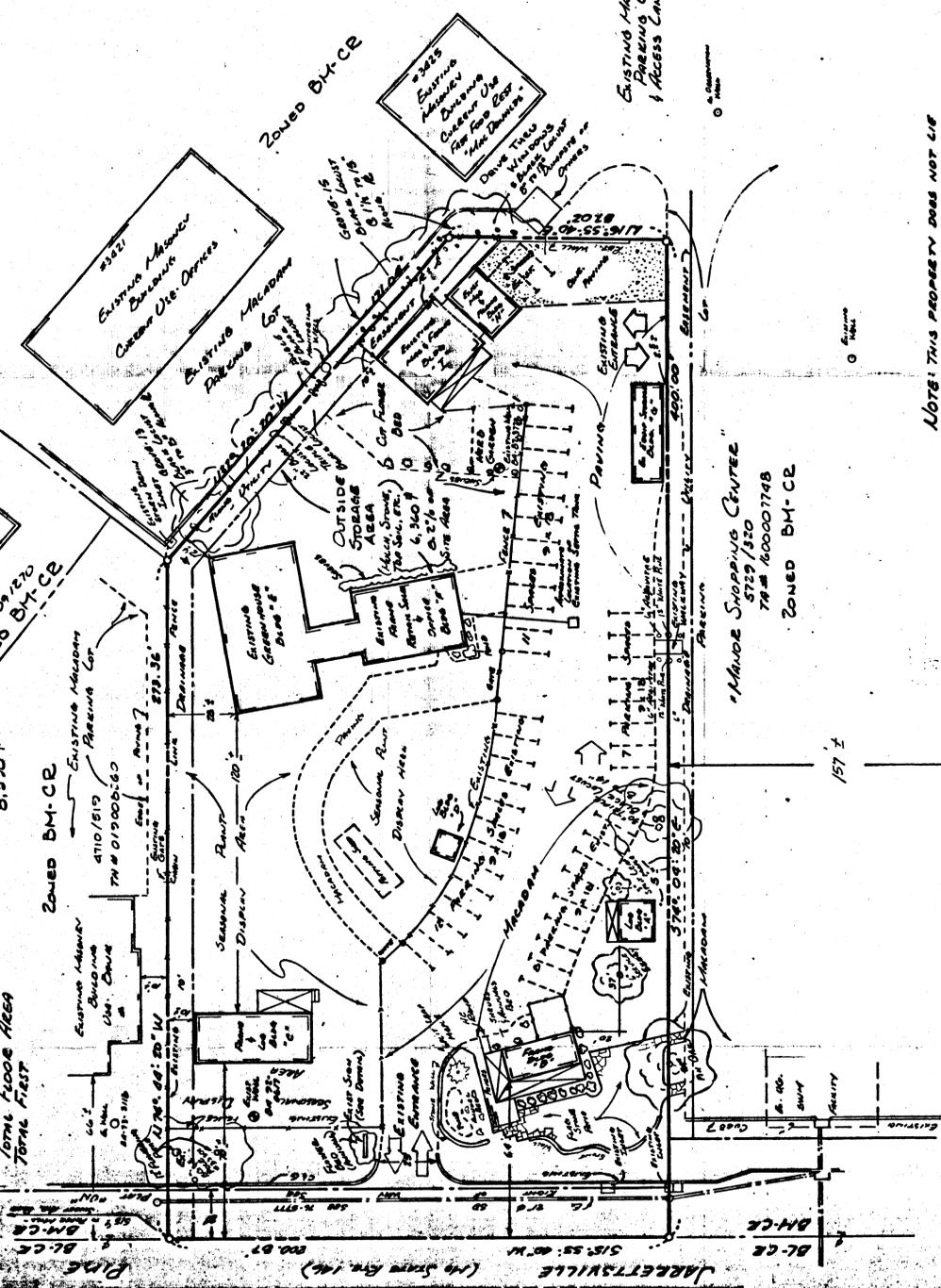
Revised 2/03/98 - As Noted on 1/18/98 with Zoning.

SCALE: 1" = 30'
DATE: January 19, 1992

J. FINLEY RANSOME & ASSOCIATES
REGISTERED
LAND SURVEYORS
P.O. BOX 47160
TOWSON, MARYLAND
21288-0160
666-7448

99.315-A

BUILDING CHART			
Building	Type Construction	Use	Floor Area
"A"	Conc	Shop	555 ±
"B"	Frame	Garage	410 ±
"C"	Conc	Storage	1,850 ±
"D"	Conc	Storage	100 ±
"E"	Frame	Storage	2,275 ±
"F"	Wood Frame	Storage	1,545 ±
"G"	Wood Frame	Storage	490 ±
"H"	Wood Frame	Storage	500 ±
"I"	Wood Frame	Storage	795 ±
Total Floor Area: 8,370 ±			



NOTE: THIS PROPERTY DOES NOT LIE IN A FLOODPLAIN.

Building Wall



SURVEYOR'S NOTE: This plan was drawn from old maps, field notes and other documents. This plan is not to be used as the establishment of property lines.

